

COVERED BRIDGE TOWNHOMES HOA
88 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$399,168	\$410,158	\$34,180
4770	Water/Sewer Income	\$61,284	\$62,760	\$5,230
4919	Prior Yr. Surplus	\$0	\$0	\$0
	TOTAL REVENUE	\$460,452	\$472,918	\$39,410
	OPERATING EXPENSES			
5010	Office Expense	\$5,650	\$4,000	\$333
5020	Lock Box Bank	\$750	\$748	\$62
5040	Storage Fees (Boxes) 11 \$45	\$450	\$495	\$41
5210	Rodent & Pest Control	\$5,532	\$5,698	\$475
5300	Insurance	\$20,000	\$19,300	\$1,608
5400	Lawn Service	\$42,000	\$48,510	\$4,043
5410	R&M Grounds	\$5,000	\$5,000	\$417
5420	R & M Irrigation	\$8,500	\$6,000	\$500
5430	Fert/Weed Pesticides	\$6,000	\$6,020	\$502
5440	Tree Trimming	\$7,000	\$7,000	\$583
5610	Dues,License,Permits	\$380	\$470	\$39
5700	Website	\$595	\$750	\$63
5800	Management Fee 3% each year - Exp 3/26 - 60 notice	\$14,832	\$14,832	\$1,236
5920	Tax & Audit	\$425	\$5,425	\$452
5900	Legal	\$3,000	\$3,000	\$250
6105	R & M Entry Gate	\$2,500	\$2,500	\$208
6120	R & M Lakes/Ponds	\$2,000	\$2,000	\$167
6130	R & M Roof Repairs	\$0	\$0	\$0
6200	R & M Pools	\$6,600	\$6,600	\$550
6400	Janitorial Service	\$2,500	\$2,500	\$208
7000	Electricity	\$15,800	\$14,500	\$1,208
7001	Water/Sewer	\$68,000	\$68,500	\$5,708
7002	Water Submetering	\$6,900	\$6,900	\$575
7003	Trash/Storm Water	\$33,000	\$35,400	\$2,950
7007	Telephone-Gate	\$2,300	\$3,300	\$275
	TOTAL OPERATING EXPENSES	\$259,714	\$269,448	\$22,454

2.75%

RESERVES

9010	Reserves - Painting (2018)	\$4,028	\$2,015	\$168
9020	Reserves - Paving (20 yrs)	\$3,000	\$0	\$0
9030	Reserves - Roofing (30yrs)	\$122,000	\$125,684	\$10,474
	Reserves - Pool & Deck	\$0	\$4,061	\$338
9100	Reserves - Deferred Maintenance	\$71,710	\$71,710	\$5,976
	TOTAL RESERVES	\$200,738	\$203,470	\$16,956
	TOTAL EXPENSES	\$460,452	\$472,918	\$39,410

\$0

YOUR 2025 MONTHLY MAINTENANCE FEE WILL BE: **\$388.00**
 Approved 11/7/24

