

Coventry Club Homeowners Association

2025 ANNUAL BUDGET - Approved

Monthly Dues: \$300.00 (10 Year Term Loan)

Owners who pay the \$7,900 Special Assessment Up Front will Continue with \$225/month Dues

51 Units	2022	2023	2024	2025
Income	Budget	Actuals	YTD Actuals	Budget/10YT
Dues	\$104,040.00	\$123,208.59		\$183,600.00
Special Assessment	\$12,750.00	\$11,455.00		
Interest Income		\$17.41		
Insurance Claims Proceeds		\$66,372.76		
Total Income	\$116,790.00	\$201,053.76	\$0.00	\$183,600.00

Expenses

Siding Loan: 10 or 15 Year Terms				\$56,400.00
Landscape Maintenance-Contract	\$35,000.00	\$21,999.96		\$17,100.00
Landscape Maintenance-Tree/ Shrub	\$5,000.00	\$7,518.50		\$7,500.00
Roofing		\$87,013.25		\$1,000.00
Parking Lot		\$1,100.00		\$3,000.00
Pest Control	\$900.00	\$1,870.00		\$1,900.00
Irrigation, Landscaping, Grounds Maintenance	\$7,625.00	\$12,666.86		\$13,500.00
Irrigation/Domestic Water	\$27,000.00	\$27,251.92		\$27,500.00
Snow Removal		\$892.98		\$1,500.00
Management	\$4,284.00	\$4,299.96		\$6,120.00
Insurance	\$10,000.00	\$20,796.26		\$16,000.00
Office/Mailing	\$375.00	\$1,021.98		\$1,050.00
Legal/Registrations	\$500.00	\$10.00		\$4,500.00
Accounting/Taxes	\$125.00	\$190.00	\$190.00	\$250.00
Sewer/Trash	\$21,000.00	\$11,539.63		\$11,700.00
Capital Reserve	\$2,400.00	\$2,400.00	\$2,000.00	\$13,000.00
Total Expenses	\$114,209.00	\$200,571.30	\$2,190.00	\$182,020.00

Net Income	\$2,581.00	\$482.46	-\$2,190.00	\$1,580.00
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Account Balances YTD, 2024:

Operating Account: \$39,514.10

Reserves Account 1: \$17,013.66

Reserves Account 2: \$.44

Total Cash Assets: \$56,528.20