

Coventry Club Homeowners Association

2026 ANNUAL BUDGET - Approved

Monthly Dues: \$248.50 Effective 7/1/2026

Special Assessment for Owners Who Did Not Pay in 2025: \$99/Month (48 Units)

51 Units	2024	2025	2026
Income	Actuals	Actuals	Budget
Dues	\$140,042.82	\$150,868.52	\$152,054.00
Monthly Special Assessment (\$99 x 48)	\$35,585.00	\$63,241.15	\$57,024.00
Jan Special Assessment for 3 Owners (\$288/owner)			\$864.00
Interest Income	\$331.06	\$781.11	\$780.00
Postage Reimbursement	\$11.31	\$122.69	
Intent to Lien	-\$35.00	\$310.00	
NSF Reimbursement		\$7.00	
Violation Income		\$50.00	
Insurance Claims Proceeds		\$157,727.38	\$142,056.49
Loan Disbursement		\$400,000.00	
Total Income	\$175,935.19	\$773,107.85	\$352,778.49

Expenses

Siding Loan: 10 Years to 2035		\$4,687.15	\$55,590.36
Landscape Maintenance-Contract	\$17,202.47	\$16,444.52	\$17,300.00
Landscape Maintenance-Tree/ Shrub	\$11,082.50		\$10,000.00
Siding Project		\$362,920.75	
Repairs and Maintenance	\$12,172.06	\$39,345.84	\$10,000.00
Roofing Project	\$156.75	\$15,670.89	\$142,056.49
Parking Lot	\$290.08		\$3,500.00
Pest Control	\$462.00	\$3,485.00	\$3,600.00
Irrigation, Landscaping, Grounds Maintenance	\$18,698.19	\$12,693.07	\$13,000.00
Irrigation/Domestic Water	\$31,185.69	\$32,217.39	\$32,500.00
Sewer/Trash	\$17,215.58	\$17,238.40	\$17,500.00
Snow Removal			\$1,500.00
Management	\$4,746.99	\$4,896.00	\$4,896.00
Insurance	\$18,234.72	\$20,671.91	\$24,564.00
Bad Debt/Foreclosure		\$7,212.27	
Professional Services Expense	\$150.00	\$363.00	
Interest Expense		\$10,860.50	

Office/Mailing	\$1,258.77	\$884.55	\$950.00
Legal/Registrations	\$60.00	\$2,368.60	\$44.00
Accounting/Taxes	\$250.00	\$365.50	\$300.00
Capital Reserve	\$10,008.00	\$40,008.00	\$12,000.00
Total Expenses	\$143,173.80	\$592,333.34	\$349,300.85

Net Income

\$32,761.39	\$180,774.51	\$3,477.64
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Account Balances YTD, 03/13/2026:

Operating Account:	\$108,686.95
Reserves Account 1:	\$63,081.51
<u>Reserves Account 2:</u>	<u>\$0.44</u>
Total Cash Assets:	\$171,768.90