

COURTYARD HOMES AT BELL TOWER PARK CONDOMINIUM, INC.

2025 APPROVED OPERATING BUDGET

	Total Number of Units in Association =	150			
75	Buildings	2025			
		Approved			
	INCOME				
30100	REGULAR ASSESSMENTS	391,874			
30104	ASSESSMENT INCOME MASTER	606,420			
30120	RESERVE ASSESSMENT (REPLACEMENT)	252,710			
30171	LATE FEES	500			
30270	INTEREST INCOME	1,000			
30273	INTEREST INCOME-RESERVE	40,000			
30274	INTEREST INCOME-OWNER	1,000			
30335	APPLICATION FEES	0			
	TOTAL INCOME	1,293,504			
	EXPENSES				
	ADMINISTRATIVE				
50400	BAD DEBT EXPENSE	3,000			
51030	OFFICE EXPENSE	500			
51044	ADMIN PAYROLL	0			
51067	ANNUAL FEES - CORP	62			
51069	ANNUAL FEES - CONDO DIVISION	600			
51079	MASTER ASSOCIATION FEES	606,420			
51090	LEGAL FEES	4,000			
51092	LEGAL FEE REIMBURSEMENT	-1,000			
51110	AUDIT/TAX RETURN	2,500			
51111	ACCOUNTING	21,734			
51120	MANAGEMENT FEES	24,509			
	TOTAL ADMINISTRATIVE	662,325			
	MAINTENANCE				
61278	BUILDING MAINTENANCE & REPAIR	11,920			
61471	ROOF CLEANING	0			
	TOTAL MAINTENANCE	11,920			
	UTILITIES/OTHER				
71050	INSURANCE	312,160			
71054	INSURANCE (D&O)	2,595			
71057	INSURANCE (FIDELITY BOND)	530			
71067	INSURANCE (UMBRELLA)	2,485			
71090	INSURANCE (WORKER'S COMP)	509			
71091	INSURANCE (GENERAL LIABILITY)	8,270			
79900	CONTINGENCY	0			
	TOTAL UTILITIES/OTHER	326,549			
	TOTAL EXPENSES	1,000,794			
	REPLACEMENT RESERVE TRANSFER	292,710			
	TOTAL EXPENSES & RESERVES	1,293,504			
	MONTHLY ASSESSMENTS	2025			
	OPERATING	\$217.71			
	MASTER	\$336.90			
	RESERVE	\$140.39			
	TOTAL MONTHLY ASSESSMENT	\$695.00			

RESERVES	Replacement Cost	Useful Life	Remaining Life	Balance 12/31/2024	Annual Contribution
Item					
Painting - Phase I	\$190,000	7	1		
Painting - Phase III	\$140,100	7	3		
Roofs - Phase I	\$5,231,000	25	24		
Roofs - Phase III	\$3,892,300	25	24		
Unallocated Reserve Interest	\$0	0	0		
Total	\$9,453,400			\$1,971,250	\$292,710

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF
EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF
UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS**