

Expense Accounts	2021 Budget	YoY Change
Landscape Maintenance	\$ 39,960.00	11.00%
Insurance - Farmers insurance	\$ 38,500.00	1.32%
Water Sewer - Homes	\$ 30,500.00	8.16%
Master Association Dues	\$ 23,500.00	-1.31%
Painting - Condo Buildings	\$ 21,500.00	-24.21%
Garbage Pick Up	\$ 14,490.00	0.00%
Pine Straw \$5.50 per bale 2000 total for year	\$ 11,000.00	0.00%
Irrigation - Cobb County Water	\$ 8,735.00	9.19%
Termite Bond - Northwest Exterminators	\$ 7,995.00	-8.63%
Wood Rot Maintenance	\$ 6,000.00	50.00%
Gutter Cleaning For the Community	\$ 4,265.00	0.12%
Flock License Plate Reader	\$ 4,000.00	0.25%
Landscaping - Irrigation Repairs	\$ 4,000.00	0.00%
Pool Maintenance DC Pool	\$ 3,300.00	10.92%
Landscape Tree Maintenance	\$ 3,000.00	-25.00%
Street Lights - Cobb EMC	\$ 2,880.00	0.00%
Electric Clubhouse - Cobb EMC	\$ 2,600.00	1.96%
Roof Repairs	\$ 2,555.00	411.00%
Landscape - Replacement	\$ 2,500.00	-37.50%
Cable - Comcast	\$ 2,115.00	3.07%
Clubhouse Cleaning	\$ 1,920.00	0.00%
Legal Fee Attorney	\$ 1,500.00	-27.36%
Gutter Repairs	\$ 1,000.00	300.00%
Fire Hydrant Inspection yearly inspection	\$ 750.00	0.00%
Office Supplies	\$ 550.00	0.00%
Clubhouse Repairs	\$ 500.00	100.00%
Insurance - Brown & Brown Ins	\$ 496.00	0.00%
Natural Gas - Austell Gas	\$ 350.00	2.94%
Fees & Licenses /website	\$ 350.00	70.73%
Annual Water Meter test (pool)Cobb Public Health	\$ 325.00	0.00%
NorthWest Pest Control - Clubhouse (monthly)	\$ 320.00	0.00%
Clubhouse /AC Reliable Heating/AC Contract	\$ 300.00	7.14%
Recreation Committee	\$ 280.00	-44.00%
UPS Mailbox	\$ 265.00	1.92%
Supplies - Cleaning	\$ 250.00	11.11%
Seasonal Flowers- Landscape Committee	\$ 200.00	-33.33%
Taxes	\$ 125.00	0.00%
Postage	\$ 100.00	0.00%
Total	\$ 242,976.00	

Categories		Budget %
Landscape	\$ 69,115.00	22.4%
Utilities	\$ 52,610.00	17.1%
Exterior Maintenance	\$ 43,920.00	14.2%
Insurance	\$ 38,850.00	12.6%
Master Dues	\$ 23,500.00	7.6%
Clubhouse & Pool	\$ 5,561.00	1.8%
Annual Fees	\$ 5,445.00	1.8%
Professional Fees	\$ 2,825.00	0.9%
Miscellaneous	\$ 1,150.00	0.4%
Subtotal	\$ 242,976.00	
Reserve	\$ 65,301.60	21.2%
Grand Total	\$ 308,277.60	

Monthly Dues	\$ 367.00
---------------------	------------------

Expense Accounts	2021 Budget	% Change	Per Unit Per Month	2020 Full Year Budget	YTD Performance	2020 YTD Budget	2020 YTD Actual	2019 Budget	2019 Actual	2018 Budget	2018 Actual	2017 Budget	2017 Actual	2016 Budget	2016 Actual
Landscape Maintenance	\$ 39,960.00	11.00%	\$ 47.57	\$ 36,000.00	1.85%	\$ 27,000.00	\$27,500.00	\$ 30,960.00	\$ 30,960.00	\$ 28,140.00	\$ 28,140.00	\$ 30,000.00	\$ 28,570.00	\$ 30,000.00	\$ 30,000.00
Insurance - Farmers insurance	\$ 38,500.00	1.32%	\$ 45.83	\$ 38,000.00	-1.40%	\$ 28,499.99	\$28,101.11	\$ 36,812.00	\$ 37,011.10	\$ 41,565.00	\$ 39,501.15	\$ 45,275.00	\$ 44,181.89	\$ 46,576.00	\$ 46,377.69
Water Sewer - Homes	\$ 30,500.00	8.16%	\$ 36.31	\$ 28,200.00	6.23%	\$ 21,150.00	\$22,467.78	\$ 27,500.00	\$ 30,086.88	\$ 28,142.00	\$ 28,118.62	\$ 29,560.00	\$ 26,688.84	\$ 31,800.00	\$ 28,946.61
Master Association Dues	\$ 23,500.00	-1.31%	\$ 27.98	\$ 23,811.00	-2.13%	\$ 23,810.50	\$23,303.00	\$ 23,117.00	\$ 22,624.00	\$ 22,750.00	\$ 22,155.00	\$ 22,750.00	\$ 18,958.00	\$ 21,910.00	\$ 14,747.00
Painting - Condo Buildings	\$ 21,500.00	-24.21%	\$ 25.60	\$ 28,368.75	-6.59%	\$ 28,368.75	\$26,500.00	\$ 28,368.75	\$ 28,368.75	\$ 24,750.00	\$ 24,750.00	\$ 24,750.00	\$ 24,750.00	\$ 25,002.00	\$ 25,002.00
Garbage Pick Up	\$ 14,490.00	0.00%	\$ 17.25	\$ 14,490.00	0.00%	\$ 10,867.50	\$10,867.50	\$ 13,398.00	\$13,398.00	\$ 11,725.00	\$ 11,725.00	\$ 11,718.00	\$ 11,718.00	\$ 10,040.00	\$ 10,038.00
Pine Straw \$5.50 per bale 2000 total for year	\$ 11,000.00	0.00%	\$ 13.10	\$ 11,000.00	0.00%	\$ 11,000.00	\$11,000.00	\$ 5,500.00	\$ 5,500.00	\$ 16,500.00	\$ 16,499.70	\$ 15,600.00	\$ 15,874.75	\$ 14,300.00	\$ 16,650.00
Irrigation - Cobb County Water	\$ 8,735.00	9.19%	\$ 10.40	\$ 8,000.00	9.97%	\$ 6,843.00	\$ 7,525.17	\$ 9,873.00	\$ 8,228.40	\$ 14,089.00	\$ 10,851.00	\$ 15,933.00	\$ 12,949.50	\$ 14,950.00	\$ 14,921.25
Termite Bond - Northwest Exterminators	\$ 7,995.00	-8.63%	\$ 9.52	\$ 8,750.00	-2.29%	\$ 8,750.00	\$ 8,550.00	\$ 8,750.00	\$ 8,750.00	\$ 8,750.00	\$ 8,750.00	\$ 3,710.00	\$ 14,175.00	\$ 3,710.00	\$ 3,710.00
Wood Rot Maintenance	\$ 6,000.00	50.00%	\$ 7.14	\$ 4,000.00	54.38%	\$ 4,000.00	\$ 6,175.00	\$ 2,000.00	\$ 3,685.00					\$ 2,000.00	\$ 2,239.17
Gutter Cleaning For the Community	\$ 4,265.00	0.12%	\$ 5.08	\$ 4,260.00	0.12%	\$ 2,130.00	\$ 2,132.50	\$ 5,680.00	\$ 5,680.00	\$ 290.00	\$ 199.00	\$ 138.00	\$ 100.00	\$ -	\$ -
Flock License Plate Reader	\$ 4,000.00	0.25%	\$ 4.76	\$ 3,990.00	13.53%	\$ 3,990.00	\$ 4,530.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping - Irrigation Repairs	\$ 4,000.00	0.00%	\$ 4.76	\$ 4,000.00	-12.58%	\$ 4,000.00	\$ 3,497.00	\$ 13,020.00	\$20,254.35		\$ 3,379.50	\$ 2,500.00	\$ 2,883.12	\$ -	\$ -
Pool Maintenance DC Pool	\$ 3,300.00	10.92%	\$ 3.93	\$ 2,975.00	5.88%	\$ 2,975.00	\$ 3,150.00	\$ 2,975.00	\$ 3,600.00	\$ 2,975.00	\$ 3,220.00	\$ 2,940.00	\$ 2,940.00	\$ 4,560.00	\$ 2,940.00
Landscape Tree Maintenance	\$ 3,000.00	-25.00%	\$ 3.57	\$ 4,000.00	-90.00%	\$ 4,000.00	\$ 400.00	\$ 2,500.00	\$ 2,400.00	\$ 2,000.00	\$ 2,700.00	\$ 2,000.00	\$ 3,775.00	\$ 2,300.00	\$ 2,800.00
Street Lights - Cobb EMC	\$ 2,880.00	0.00%	\$ 3.43	\$ 2,880.00	0.00%	\$ 2,160.00	\$ 2,160.00	\$ 3,000.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00
Electric Clubhouse - Cobb EMC	\$ 2,600.00	1.96%	\$ 3.10	\$ 2,550.00	-6.46%	\$ 1,912.50	\$ 1,789.00	\$ 2,470.00	\$ 2,444.00	\$ 2,748.00	\$ 2,367.00	\$ 2,360.00	\$ 2,416.15	\$ 2,236.00	\$ 2,512.00
Roof Repairs	\$ 2,555.00	411.00%	\$ 3.04	\$ 500.00	50.00%	\$ 500.00	\$ 750.00	\$ 500.00	\$ 600.00	\$ -	\$ 825.00			\$ -	\$ -
Landscape - Replacement	\$ 2,500.00	-37.50%	\$ 2.98	\$ 4,000.00	-1.76%	\$ 4,000.00	\$ 3,929.65	\$ 1,480.00	\$ 1,625.00	\$ 3,000.00	\$ 2,681.33	\$ 2,500.00	\$ 2,836.00	\$ 3,000.00	\$ 4,294.50
Cable - Comcast	\$ 2,115.00	3.07%	\$ 2.52	\$ 2,052.00	-0.53%	\$ 1,539.00	\$ 1,530.81	\$ 792.00	\$ 1,253.44	\$ 816.00	\$ 779.73	\$ 780.00	\$ 790.40	\$ 732.00	\$ 766.44
Clubhouse Cleaning	\$ 1,920.00	0.00%	\$ 2.29	\$ 1,920.00	-61.11%	\$ 1,440.00	\$ 560.00	\$ 1,950.00	\$ 1,470.00	\$ 1,950.00	\$ 1,010.00	\$ 1,950.00	\$ 1,344.24	\$ 2,210.00	\$ 1,040.00
Legal Fee Attorney	\$ 1,500.00	-27.36%	\$ 1.79	\$ 2,065.00	-11.92%	\$ 1,564.99	\$ 1,378.38	\$ 2,500.00	\$ 2,214.50	\$ 5,000.00	\$ 3,151.50	\$ 2,225.00	\$ 2,461.00	\$ 500.00	\$ 1,673.91
Gutter Repairs	\$ 1,000.00	300.00%	\$ 1.19	\$ 250.00	570.00%	\$ 250.00	\$ 1,675.00	\$ -	\$ 175.00		\$ 150.00	\$ -	\$ -	\$ -	\$ -
Fire Hydrant Inspection	\$ 750.00	0.00%	\$ 0.89	\$ 750.00	-26.23%	\$ 750.00	\$ 553.28	\$ 700.00	\$ 768.15	\$ 1,200.00	\$ 2,348.32	\$ 600.00	\$ 573.88	\$ 644.00	\$ 627.40
Office Supplies	\$ 550.00	0.00%	\$ 0.65	\$ 550.00	-13.38%	\$ 400.00	\$ 346.49	\$ 600.00	\$ 317.96	\$ 600.00	\$ 947.68	\$ 575.00	\$ 667.62	\$ 250.00	\$ 682.57
Clubhouse Repairs	\$ 500.00	100.00%	\$ 0.60	\$ 250.00	1.52%	\$ 250.00	\$ 253.81	\$ -	\$ 154.42			\$ -	\$ 259.00	\$ -	\$ -
Insurance - Brown & Brown Ins	\$ 496.00	0.00%	\$ 0.59	\$ 496.00	0.00%	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00	\$ 496.00
Natural Gas - Austell Gas	\$ 350.00	2.94%	\$ 0.42	\$ 340.00	-17.61%	\$ 255.00	\$ 210.10	\$ 700.00	\$ 291.18	\$ 868.00	\$ 334.88	\$ 440.00	\$ 283.12	\$ 675.00	\$ 330.86
Fees & Licenses	\$ 350.00	70.73%	\$ 0.42	\$ 205.00	55.08%	\$ 205.00	\$ 317.92	\$ 255.00	\$ 198.00	\$ 230.00	\$ 316.51	\$ 180.00	\$ 227.96	\$ 60.00	\$ 179.00
Water Meter Test	\$ 325.00	0.00%	\$ 0.39	\$ 325.00	-3.08%	\$ 325.00	\$ 315.00	\$ 325.00	\$ 315.00	\$ 280.00	\$ 315.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 280.00
NorthWest Pest Control - Clubhouse	\$ 320.00	0.00%	\$ 0.38	\$ 320.00	0.00%	\$ 240.00	\$ 240.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ -	\$ 80.00	\$ -	\$ -
Clubhouse AC Maintenance	\$ 300.00	7.14%	\$ 0.36	\$ 280.00	-100.00%	\$ 280.00	\$ -	\$ 260.00	\$ 280.00	\$ 260.00	\$ 100.00	\$ -	\$ -	\$ 380.00	\$ 5,138.00
Recreation Committee	\$ 280.00	-44.00%	\$ 0.33	\$ 500.00	-92.98%	\$ 500.00	\$ 35.08	\$ 500.00	\$ 326.16	\$ 600.00	\$ 79.36	\$ 750.00	\$ 57.28	\$ -	\$ -
UPS Mailbox	\$ 265.00	1.92%	\$ 0.32	\$ 260.00	-3.08%	\$ 260.00	\$ 252.00	\$ 250.00	\$ 252.00	\$ 250.00	\$ 240.00	\$ 250.00	\$ 240.00	\$ 240.00	\$ 240.00
Supplies - Cleaning	\$ 250.00	11.11%	\$ 0.30	\$ 225.00	-28.87%	\$ 200.00	\$ 142.26	\$ 225.00	\$ 43.99	\$ 225.00	\$ 78.88	\$ 225.00	\$ 141.97	\$ 240.00	\$ 159.29
Seasonal Flowers- Landscape Committee	\$ 200.00	-33.33%	\$ 0.24	\$ 300.00	-100.00%	\$ 300.00	\$ -	\$ 300.00	\$ 132.75	\$ 600.00	\$ 593.55	\$ 1,530.00	\$ 1,038.33	\$ 800.00	\$ 968.80
Taxes	\$ 125.00	0.00%	\$ 0.15	\$ 125.00	0.00%	\$ 125.00	\$ 125.00	\$ 150.00	\$ -	\$ 150.00	\$ 125.00	\$ 125.00	\$ 60.00	\$ 140.00	\$ 60.00
Postage	\$ 100.00	0.00%	\$ 0.12	\$ 100.00	-45.00%	\$ 60.00	\$ 33.00	\$ 100.00	\$ 75.00	\$ 100.00	\$ 83.15	\$ 80.00	\$ 77.60	\$ 60.00	\$ 105.00
Bank Service Charges	\$ -		\$ -			\$ -	\$ -	\$ 120.00	\$ 145.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 176.00	\$ 120.00	\$ 140.00
Check stock (once year purchase)			\$ -	\$ -		\$ -	\$ -	\$ -	\$ 217.91	\$ 150.00		\$ 125.00	\$ -	\$ 125.00	\$ 202.94
Wood Fence Repair			\$ -	\$ -				\$ 150.00	\$ -	\$ 300.00	\$ 100.00	\$ 500.00	\$ 15.83	\$ -	\$ 450.00
Telephone - Pool 911			\$ -	\$ -				\$ 900.00	\$ 617.70	\$ 900.00	\$ 791.60	\$ 744.00	\$ 727.91	\$ 1,080.00	\$ 701.07
Repairs - Condo Buildings			\$ -	\$ -				\$ -				\$ 2,400.00	\$ 4,999.00	\$ 7,200.00	\$ 6,206.58
Capital Reserve Study			\$ -	\$ -				\$ -						\$ -	\$ 2,400.00
Rain Sensors			\$ -	\$ -				\$ 1,696.00	\$ 1,696.00	\$ 2,000.00	\$ 1,956.30	\$ 1,500.00	\$ 1,330.00	\$ 1,513.00	\$ -
Dog Waste Station			\$ -	\$ -		\$ -	\$ 41.50	\$ -	\$ 303.34	\$ -	\$ 229.99	\$ -	\$ -	\$ -	\$ -

Expense Accounts	2021 Budget	% Change	Per Unit Per Month	2020 Full Year Budget	YTD Performance	2020 YTD Budget	2020 YTD Actual	2019 Budget	2019 Actual	2018 Budget	2018 Actual	2017 Budget	2017 Actual	2016 Budget	2016 Actual
Mosquito Control			\$ -	\$ -				\$ -		\$ 3,495.00	\$ 3,465.00	\$ -	\$ -	\$ -	\$ -
No Parking Signs			\$ -	\$ -				\$ -		\$ -	\$ 393.73	\$ -	\$ -	\$ -	\$ -
Pool Gate Repairs			\$ -	\$ -				\$ -		\$ -	\$ 383.00	\$ -	\$ -	\$ -	\$ -
Clubhouse Bulletin Board			\$ -	\$ -				\$ -		\$ -	\$ 225.73	\$ -	\$ -	\$ -	\$ -
New Deadbolt/Cylinders for Clubhouse			\$ -	\$ -				\$ -		\$ -	\$ 106.53	\$ -	\$ -	\$ -	\$ -
Miscellaneous			\$ -	\$ -				\$ -	\$ 183.66	\$ -	\$ 97.07	\$ -	\$ -	\$ -	\$ -
Landscape - Weed Killer/Fungicide								\$ -	\$ 555.00						
Total Expenses	\$ 242,976.00		\$ 289.26	\$ 241,087.75		\$ 205,397.23	\$ 202,833.34	\$ 231,192.75	\$ 240,897.64	\$ 231,214.00	\$ 228,080.81	\$ 230,489.00	\$ 232,023.39	\$ 233,009.00	\$ 230,906.08

Reserve Fund	\$ 65,301.60		\$ 77.74
Budget including Reserve Fund	\$ 308,277.60		
Monthly Fee per Unit	\$ 367.00		\$ 367.00

Reserve percentage	21.18%
---------------------------	---------------

2020 Capital Projects		2019 Capital Projects		2018 Capital Projects		2017 Capital Projects		2016 Capital Projects	
Wood Fence Replace	\$12,600.00	Concrete Replace	\$12,427.00	Pool Resurface	\$19,610.00	Asphalt Sealcoat	\$13,788.00	Roof Replace	\$507,986.38
Reserve Tax	\$ 340.00	Signs	\$ 606.60	Pool Deck Replacement	\$10,800.00	Concrete Replace	\$13,553.40		
Asphalt Replace	\$6,925.00	Crack Seal	\$2,447.28	Dry Creekbed	\$6,440.00	Storm Damage	\$6,467.36		
		Pool Furniture	\$6,305.68	Floodlight	\$2,034.54	Clubhouse Facelift	\$7,744.00		
		Fitness Equipment	\$ 794.99	Clubhouse Landscape	\$1,895.50	Fitness Equipment	\$1,546.53		
		Tree removal	\$6,500.00	wood rot	\$5,145.00	Dry Creekbed	\$ 970.00		
		sinkhole curb replace	\$1,800.00	Irrigation	\$12,650.00	wood rot	\$1,550.00		
				Gutter replace	\$ 600.00	Pool Pump	\$ 775.00		
						Clubhouse Refrigerator	\$ 572.39		

Covered Bridge at Barnes Mill Condominium Association

2021 Income & Expense															2021
Units	Cash Flow	70 Jan	70 Feb	70 Mar	70 Apr	70 May	70 Jun	70 Jul	70 Aug	70 Sep	70 Oct	70 Nov	70 Dec	Revenue Total	Revenue Per Unit per month 70
2021 Ordinary Income															
HOA Dues 78.82%	\$ 289.26	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 20,248.20	\$ 242,978.40	\$ 289.26
Reserve Fund Contribution 21.18% Monthly	\$ 77.74	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 5,441.80	\$ 65,301.60	\$ 77.74
	\$ 367.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 308,280.00	\$ 367.00
Additional Income															\$ - \$ - \$ 3.50 \$ - \$ 0.24
Late Fees/return check charge														\$ -	
Clubhouse														\$ -	
Initiation Fees	\$ 734.00		\$ 734.00			\$ 734.00			\$ 734.00					\$ 2,936.00	
Interest Income														\$ -	
Misc Income - closing letters	\$ 50.00		\$ 50.00			\$ 50.00			\$ 50.00					\$ 200.00	
	\$ 784.00	\$ -	\$ 784.00	\$ -	\$ -	\$ 784.00	\$ -	\$ -	\$ 784.00	\$ -	\$ -	\$ -	\$ -	\$ 3,136.00	\$ 3.73
2021 PR Yr Net Income		\$ 26,474.00	\$ 25,690.00	\$ 26,474.00	\$ 25,690.00	\$ 25,690.00	\$ 26,474.00	\$ 25,690.00	\$ 25,690.00	\$ 26,474.00	\$ 25,690.00	\$ 25,690.00	\$ 25,690.00	\$ 311,416.00	\$ 370.73
2021 Expenses															
UPS Mailbox	265.00													\$ 265.00	\$ 0.32
Clubhouse Cleaning	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	\$ 1,920.00	\$ 2.29
Clubhouse Repairs/Pressure Washing					500.00									\$ 500.00	\$ 0.60
Clubhouse /AC /heating									300.00					\$ 300.00	\$ 0.36
Flock Security System						4,000.00								\$ 4,000.00	\$ 4.76
Wood Rot Maintenance		3,000.00							3,000.00					\$ 6,000.00	\$ 7.14
Roof Repairs	277.50	250.00	250.00	250.00			250.00	277.50	250.00	250.00	250.00	250.00		\$ 2,555.00	\$ 3.04
Gutter Repairs		200.00						625.00		175.00				\$ 1,000.00	\$ 1.19
Gutter Cleaning For the Community					2,132.50								2,132.50	\$ 4,265.00	\$ 5.08
NorthWest Pest Control - Clubhouse (monthly)	80.00				80.00			80.00			80.00			\$ 320.00	\$ 0.38
Fees & Licenses /website		175.00	30.00				145.00							\$ 350.00	\$ 0.42
Garbage Pick Up	3,622.50				3,622.50			3,622.50			3,622.50			\$ 14,490.00	\$ 17.25
Insurance - Farmers insurance	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.34	3,208.34	3,208.34	3,208.34	3,208.34	\$ 38,500.00	\$ 45.83
Insurance - Brown & Brown Ins							496.00							\$ 496.00	\$ 0.59
Taxes			125.00											\$ 125.00	\$ 0.15
Landscaping - Irrigation Repairs					1,000.00	3,000.00								\$ 4,000.00	\$ 4.76
Weed Control	900.00		900.00			900.00		900.00		900.00		900.00		\$ 5,400.00	\$ 6.43
Landscape Maintenance	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	\$ 34,560.00	\$ 41.14
Landscape Tree Maintenance								3,000.00						\$ 3,000.00	\$ 3.57
Replacement of Grass with vegetation or ground cover						2,500.00								\$ 2,500.00	\$ 2.98
Pine Straw \$5.50 per bale 2000 total for year			11,000.00						-					\$ 11,000.00	\$ 13.10

Covered Bridge at Barnes Mill Condominium Association

Units Cash Flow	70 Jan	70 Feb	70 Mar	70 Apr	70 May	70 Jun	70 Jul	70 Aug	70 Sep	70 Oct	70 Nov	70 Dec	Revenue Total	Revenue Per Unit per month 70
Recreational \$280			280.00										\$ 280.00	\$ 0.33
Seasonal Flowers- Landscape Committee			100.00						100.00				\$ 200.00	\$ 0.24
Legal Fee Attorney	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$ 1,500.00	\$ 1.79
Master Association Dues				11,750.00			11,750.00						\$ 23,500.00	\$ 27.98
Annual Water Meter test (pool)Cobb Public Health	325.00												\$ 325.00	\$ 0.39
Pool Maintenance DC Pool					825.00	825.00	825.00	825.00					\$ 3,300.00	\$ 3.93
Supplies - Cleaning		50.00			50.00		50.00	50.00		50.00			\$ 250.00	\$ 0.30
Office/ misc Supplies	25.00	50.00	50.00	25.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$ 550.00	\$ 0.65
Postage	20.00			20.00			20.00			20.00		20.00	\$ 100.00	\$ 0.12
Painting - Condo Buildings							10,750.00	10,750.00					\$ 21,500.00	\$ 25.60
Termite Bond - Northwest Exterminators								7,995.00					\$ 7,995.00	\$ 9.52
Cable - Comcast/Pool phone/WiFi	176.25	176.25	176.25	176.25	176.25	176.25	176.25	176.25	176.25	176.25	176.25	176.25	\$ 2,115.00	\$ 2.52
Electric Clubhouse - Cobb EMC	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.66	216.66	216.66	216.66	\$ 2,600.00	\$ 3.10
Street Lights - Cobb EMC	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	\$ 2,880.00	\$ 3.43
Fire Hydrant Inspection yearly inspection	750.00												\$ 750.00	\$ 0.89
Irrigation - Cobb County Water	41.00	41.00	41.00	41.00	750.00	1,835.00	2,100.00	1,550.00	1,800.00	454.00	41.00	41.00	\$ 8,735.00	\$ 10.40
Natural Gas - Austell Gas	30.00	30.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	\$ 350.00	\$ 0.42
Water Sewer - Homes	2,675.00	2,500.00	1,800.00	2,400.00	2,510.00	2,900.00	2,975.00	2,150.00	2,150.00	2,783.00	2,783.00	2,874.00	\$ 30,500.00	\$ 36.31
													-	\$ -
Total Expenses 2021	16,017.25	13,302.25	21,611.25	28,856.25	21,620.25	14,161.25	43,435.25	33,955.25	12,460.25	14,344.75	11,059.25	12,152.75	\$ 242,976.00	\$ 289.26
Net Ordinary Income	10,456.75	12,387.75	4,862.75	(3,166.25)	4,069.75	12,312.75	(17,745.25)	(8,265.25)	14,013.75	11,345.25	14,630.75	13,537.25	68,440.00	\$ 81.48
Reserve Fund	\$ 2,720.90	\$ 2,720.90	\$ 2,720.90	\$ 2,720.90	\$ 2,720.90	\$ 2,720.90	\$ 2,720.90	\$ 8,162.70	\$ 8,162.70	\$ 8,162.70	\$ 10,883.60	\$ 10,883.60	\$ 65,301.60	\$ 77.74
Net Income after Reserve Fund	\$ 7,735.85	\$ 9,666.85	\$ 2,141.85	\$ (5,887.15)	\$ 1,348.85	\$ 9,591.85	\$ (20,466.15)	\$ (16,427.95)	\$ 5,851.05	\$ 3,182.55	\$ 3,747.15	\$ 2,653.65	\$ 3,138.40	
Contingency	\$ (241.66)	\$ (241.66)	\$ (241.66)	\$ (241.66)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (241.67)	\$ (2,900.00)	
Cumulative Net Income	7,494.19	16,919.38	18,819.57	12,690.76	13,797.94	23,148.12	2,440.30	(14,229.32)	(8,619.94)	(5,679.06)	(2,173.58)	238.40	238.40	
														\$ 367.00

Area	Remove	Dwarf Camelia	Dwarf Holly	Gardenia	Little Lime Hydrangea	Golden Euonymus	5 Gal Arborvitae	Drift Rose	Dwarf Pittosporum	5 gal Loropetalum	5 gal Crape Myrtle	Encore Azaleas	Annual Beds	10 gal Crape Myrtle	Ornamental Grass	3 gal Loropetalum
Suite 1	6	5														
Suite 2	10	2	5													
Suite 3	3			3												
Suite 5	9		6		1											
Suite 6	8					6										
Suite 7							1									
Suite 8	23		5					6	3							
Suite 9	13		5						4							
Suite 10	3	2														
Suite 11	12	2						2	6							
Suite 12	11	3							5							
Suite 13	3						1	5								
Suite 14	4					2		2								
Suite 15	6	4														
Suite 16	20	3						2	9							
Suite 17	5	4														
Suite 19	2							3								
Suite 20	6															
Suite 21	6							3	3							
Suite 22	9	3						3								
Suite 23	3								2	3						
Suite 24	13	3	4					4		2						
Suite 26	6	5														
Suite 27	6		2					4								
Suite 28	6							5								
Suite 30	3							3								
Suite 31	7	2							5	2						
Suite 32	8				2				5							
Suite 33																
Suite 34	2	2								1						
Suite 35	11	5	8						6							
Suite 37	1						1									
Suite 38	5	3														
Suite 41	6							2			1	6				
Suite 49	1						1									
Suite 50	2							2								
Suite 54	4							2		1						
Suite 56	8						1		7							
Suite 57	11		5		1			2								
Suite 59	19		10					3		2						
Suite 60	24		16					4	5							
Suite 65	9		4					4			1					
Suite 66	12					5		5	3							
Suite 67	4	3														
Clubhouse	18				8		2		8				2			
Pool Entry	2	4														
Left Entrance	2				6			6						3		
Right Entrance	2				3			5							6	5
Totals	354	55	70	3	21	13	7	77	71	11	2	6	2	3	6	5