Bavarian Village Council of Coowners

October 23, 2024

Dear Bavarian Homeowner,

In the last year we've had significant cost increases in areas that affect our community's operating budget and contingency reserves. The Board of Directors has reviewed and approved the 2025 Budget, and we would like to highlight several key updates:

1. **HOA Fee Increase**:
    - The monthly HOA fee will increase to **$400 per month** beginning January 1, 2025.
2. **Reserve Contribution**:
    - The contribution to reserves will increase to **27% of the monthly HOA fee.** This adjustment aims to strengthen the community's financial preparedness for future needs or emergencies.
3. **Insurance Premium**:
    - The budget reflects the higher insurance premium we experienced this year, which was a result of rising insurance costs.
4. **Utility Increases**
    - The City of Germantown has implemented a 26% increase in water fees, and a 10% in sanitation costs. These increases actually went into effect in July of this year.
5. **Landscape and Drainage Improvements**:
    - **$4,000** is allocated for improvements to the front landscape (Poplar) and for drainage work on Vienna Way. These updates aim to enhance the appearance and functionality of common areas.
6. **Tree Work**:
    - **$5,250** is set aside for tree work, which could include maintenance, pruning, or the removal of trees that may pose risks or affect the aesthetics of the neighborhood.

We are sharing these updates early to help homeowners prepare for the increased fee. Your continued support plays a vital role in maintaining the quality of our community and protecting our property values.

Thank you for your attention and cooperation.

Sincerely,

Bavarian Village Board of Directors

Faith Management & Realty Group
9030 S. Corporate Edge Drive Suite 205
Germantown, TN 38138 (901) 754-2690

2025 Annual Budget - Forecast

Monthly fee of $400

Faith Management and Realty Group LLC

Bavarian Village - 9030 S. Corporate Edge Dr Ste 205 Germantown, TN 38138 - 2024

Period Range: Jan 2025 to Dec 2025

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Forecast Total
Income													
Special Assessment	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	7,600.00	**91,200.00**
Interest Income	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	**480.00**
HOA Fees	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	30,400.00	**364,800.00**
Total Forecast Income	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**38,040.00**	**456,480.00**
Expense													
GENERAL/ ADMIN EXPENSES													
Accounting	84.00	84.00	84.00	84.00	2,584.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	**3,508.00**
Bank Charges	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	**132.00**
Groundskeeping	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	**22,800.00**
Loan Payment & Interest	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	7,518.00	**90,216.00**
Legal and Professional Expen:	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**
Management Fee	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	**17,160.00**
Misc Admin Expense	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	**120.00**
Multi-peril Insurance	7,560.00	7,560.00	0.00	21,833.00	0.00	7,160.00	7,168.00	7,176.00	7,560.00	7,560.00	7,560.00	7,560.00	**88,697.00**
Office Expense	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	**1,440.00**
Permits, Taxes & Licenses	0.00	0.00	340.00	20.46	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**710.46**
Pest Control	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	**1,980.00**
Pool Contract	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	**5,544.00**
Pool ER Phone	265.00	0.00	0.00	265.00	0.00	0.00	265.00	0.00	0.00	0.00	265.00	0.00	**1,060.00**
Termite	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	823.00	0.00	**823.00**
Total GENERAL/ ADMIN EXPEN	**19,725.00**	**19,460.00**	**12,240.00**	**34,018.46**	**14,750.00**	**19,060.00**	**19,333.00**	**19,076.00**	**19,460.00**	**19,460.00**	**20,548.00**	**19,460.00**	**236,590.46**
Capital Reserve Contribution	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	**98,400.00**
REPAIRS													
Repairs - Gates	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	**480.00**
Repairs - Landscape/Drainage	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4,000.00**
Tree Trimming	1,750.00	1,750.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**5,250.00**
Repairs - Building	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	**13,200.00**
Repairs - Gutters	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	**12,000.00**
Repairs - Lighting	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**
Repairs - Pools	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	**1,000.00**
Repairs - Plumbing	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**
Repairs - Roofs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	**6,000.00**
Repairs - Streets & Walks	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	**1,200.00**
Repairs - Trees & Shrubs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Repairs - Clubhouse	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	**300.00**
Total REPAIRS	**5,915.00**	**5,915.00**	**5,915.00**	**4,165.00**	**3,165.00**	**4,165.00**	**3,165.00**	**3,165.00**	**3,165.00**	**3,165.00**	**3,165.00**	**3,165.00**	**48,230.00**
UTILITIES													
Utilities - Electric	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	**9,600.00**
Utilities-Sanitation	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	**19,200.00**
Utilities - Sewer	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	**21,600.00**
Utilities - Storm Water Fee	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	**120.00**
Utilities - Water	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	**22,200.00**
Total UTILITIES	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**6,060.00**	**72,720.00**
Total Forecast Expense	**39,900.00**	**39,635.00**	**32,415.00**	**52,443.46**	**32,175.00**	**37,485.00**	**36,758.00**	**36,501.00**	**36,885.00**	**36,885.00**	**37,973.00**	**36,885.00**	**455,940.46**
Total Forecast Income	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	38,040.00	456,480.00
Total Forecast Expense	39,900.00	39,635.00	32,415.00	52,443.46	32,175.00	37,485.00	36,758.00	36,501.00	36,885.00	36,885.00	37,973.00	36,885.00	455,940.46
Net Operating Income	**-1,860.00**	**-1,595.00**	**5,625.00**	**-14,403.46**	**5,865.00**	**555.00**	**1,282.00**	**1,539.00**	**1,155.00**	**1,155.00**	**67.00**	**1,155.00**	**539.54**