

**Coach Homes 5 at River Stand COA, Inc.**  
**Approved Budget**  
**January 1, 2022 - December 31, 2022**

	2021 Approved Budget	2022 Approved Budget
<b>INCOME</b>		
5010 · Assessments Income	135,616	156,945
5015 · Reserve Assessments	45,344	24,015
5020 · Late fee Income	0	0
5025 · Interest Income	0	0
<b>TOTAL INCOME</b>	<b>180,960</b>	<b>180,960</b>

<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7110 · Annual Corporate Report	62	90
7115 · Annual Division Fees	208	208
7120 · Bank Charges	200	200
7125 · Insurance	53,000	42,000
7130 · Reserve Survey/Study	2,325	2,000
7135 · Legal Fees	2,000	2,000
7140 · Management Fee	9,984	11,742
7145 · Management Additional Fees	4,000	2,000
7150 · Office Expense	100	500
7155 · Tax Prep & Compilation	600	600
<b>TOTAL ADMINISTRATIVE</b>	<b>72,479</b>	<b>61,340</b>

<b>GROUNDS</b>		
7210 · Lawn Maintenance Service	22,800	30,000
7215 · Irrigation Repairs	1,000	1,000
7220 · Mulch	4,200	5,800
7225 · Landscape Projects	2,000	22,500
7230 · Plant Replacement	500	2,000
7235 · Annual Fire Equip. Inspections	2,030	2,500
7240 · Fire Equipment Repairs	4,800	2,500
7245 · Backflow Inspections	780	1,000
7250 · Outside Professional Contractor	13,000	12,000
7255 · Exterior Pest Control	2,825	3,000
7260 · Paver Pressure Cleaning	2,600	3,500
7265 · Emergency Expenses	1,257	500
NEW - Paver Repairs	0	3,500
<b>TOTAL GROUNDS</b>	<b>57,792</b>	<b>89,800</b>

<b>UTILITIES</b>		
7310 · Electricity	2,225	2,405
7315 · Irrigation Water	2,550	2,900
7320 · Fire Sprinkler Line	570	100
7325 · Water / Sewer	0	400
<b>TOTAL UTILITIES</b>	<b>5,345</b>	<b>5,805</b>

<b>OTHER</b>		
9010 · Transfer to Reserves	45,344	24,015
<b>TOTAL OTHER</b>	<b>45,344</b>	<b>24,015</b>

<b>TOTAL EXPENSES</b>	<b>180,960</b>	<b>180,960</b>
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QUARTERLY ASSESSMENT	2021	2022
MAINTENANCE	\$ 652.00	\$ 754.54
RESERVES	\$ 218.00	\$ 115.46
<b>TOTAL</b>	<b>\$ 870.00</b>	<b>\$ 870.00</b>

Total Units            52  
Times Paid Per Year    4

**Coach Homes 5 at River Stand COA, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2022 - December 31, 2022**  
**DESIGNATED RESERVES**

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	ESTIMATED TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Painting	7	1	143,000	130,000	13,000	0	0	143,000	0	0	0.00
3515	Pavers	5	1	62,425	49,980	12,445	0	0	62,425	0	0	0.00
3520	Roofs	30	23	650,000	77,763	19,899	0	0	97,662	552,338	24,015	115.46
3530	Interest				3,708	0	0	0	3,708	0	0	0.00
				855,425	261,451	45,344	0	0	306,795	552,338	24,015	115.46

Note 1: Reserve study update to be completed in 2022. Will assess replacement costs at that point