

Coach Homes 5 at River Stand COA, Inc.
Approved Budget
January 1, 2023 - December 31, 2023

	2022 Approved Budget	2023 Approved Budget
INCOME		
5010 · Assessments Income	156,945	161,928
5015 · Reserve Assessments	24,015	29,432
5020 · Late fee Income	0	0
NEW Surplus Income	0	20,000
5025 · Interest Income	0	0
TOTAL INCOME	180,960	211,360
EXPENSE		
ADMINISTRATIVE		
7110 · Annual Corporate Report	90	90
7115 · Annual Division Fees	208	208
7120 · Bank Charges	200	200
7125 · Insurance	42,000	67,000
7130 · Reserve Survey/Study	2,000	0
7135 · Legal Fees	2,000	2,000
7140 · Management Fee	11,742	12,000
7145 · Management Additional Fees	2,000	1,000
7150 · Office Expense	500	650
7155 · Tax Prep & Compilation	600	300
TOTAL ADMINISTRATIVE	61,340	83,448
GROUNDS		
7210 · Lawn Maintenance Service	30,000	34,320
7215 · Irrigation Repairs	1,000	1,000
7220 · Mulch	5,800	5,800
7225 · Landscape Projects	22,500	6,000
7230 · Plant Replacement	2,000	1,800
7235 · Annual Fire Equip. Inspections	2,500	2,800
7240 · Fire Equipment Repairs	2,500	2,000
7245 · Backflow Inspections	1,000	1,000
7250 · Outside Professional Contractor	12,000	5,000
NEW ACCT Dryer Vent Cleaning	0	2,200
NEW ACCT Window Cleaning	0	5,200
NEW ACCT Roof Cleaning	0	15,600
7255 · Exterior Pest Control	3,000	3,000
7260 · Paver Pressure Cleaning	3,500	3,000
7265 · Emergency Expenses	500	2,500
7270 · Paver Repairs	3,500	240
TOTAL GROUNDS	89,800	91,460
UTILITIES		
7310 · Electricity	2,405	3,000
7315 · Irrigation Water	2,900	3,450
7320 · Fire Sprinkler Line	100	570
7325 · Water / Sewer (Please Deactive Account)	400	0
TOTAL UTILITIES	5,805	7,020
OTHER		
9010 · Transfer to Reserves	24,015	29,432
TOTAL OTHER	24,015	29,432
TOTAL EXPENSES	180,960	211,360

QUARTERLY ASSESSMENT	2022	2023
MAINTENANCE	\$ 754.54	\$ 778.50
RESERVES	\$ 115.46	\$ 141.50
TOTAL	\$ 870.00	\$ 920.00

Total Units 52
Times Paid Per Year 4

Coach Homes 5 at River Stand COA, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2023 - December 31, 2023
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 2022	ESTIMATED EXPENDITURES 2022	ESTIMATED TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Painting	8	8	100,000	143,000	0	86,340	0	56,660	43,340	5,418	26.05
3515	Pavers	5	1	62,425	62,425	0	0	0	62,425	0	0	0.00
3520	Roofs	30	22	650,000	97,662	24,015	0	0	121,677	528,323	24,015	115.46
3530	Interest				3,893	0	0	0	3,893	0	0	0.00
				812,425	306,980	24,015	86,340	0	244,655	571,663	29,432	141.50

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