

**Coach Homes 5 at River Stand COA, Inc.**  
**Approved Budget**  
**January 1, 2024 - December 31, 2024**

|  | 2023<br>Approved<br>Budget | 2024<br>Approved<br>Budget |
|--|----------------------------|----------------------------|
| <b>INCOME</b>                          |                            |                            |
| 5010 · Assessments Income              | 161,928                    | 206,208                    |
| 5015 · Reserve Assessments             | 29,432                     | 32,992                     |
| 5020 · Late fee Income                 | 0                          | 0                          |
| 5030 Surplus Income                    | 20,000                     | 0                          |
| 5025 · Interest Income                 | 0                          | 0                          |
| <b>TOTAL INCOME</b>                    | <b>211,360</b>             | <b>239,200</b>             |
| <b>EXPENSE</b>                         |                            |                            |
| <b>ADMINISTRATIVE</b>                  |                            |                            |
| 7110 · Annual Corporate Report         | 90                         | 86                         |
| 7115 · Annual Division Fees            | 208                        | 208                        |
| 7120 · Bank Charges                    | 200                        | 63                         |
| 7125 · Insurance                       | 67,000                     | 110,000                    |
| 7135 · Legal Fees                      | 2,000                      | 1,000                      |
| 7140 · Management Fee                  | 12,000                     | 12,600                     |
| 7145 · Management Additional Fees      | 1,000                      | 500                        |
| 7150 · Office Expense                  | 650                        | 550                        |
| 7155 · Tax Prep & Compilation          | 300                        | 275                        |
| <b>TOTAL ADMINISTRATIVE</b>            | <b>83,448</b>              | <b>125,282</b>             |
| <b>GROUNDS</b>                         |                            |                            |
| 7275 Dryer Vent Cleaning               | 2,200                      | 0                          |
| 7210 · Lawn Maintenance Service        | 34,320                     | 34,320                     |
| 7215 · Irrigation Repairs              | 1,000                      | 441                        |
| 7220 · Mulch                           | 5,800                      | 6,000                      |
| 7225 · Landscape Projects              | 6,000                      | 11,760                     |
| 7230 · Plant Replacement               | 1,800                      | 5,000                      |
| 7235 · Annual Fire Equip. Inspections  | 2,800                      | 2,000                      |
| 7240 · Fire Equipment Repairs          | 2,000                      | 3,000                      |
| 7245 · Backflow Inspections            | 1,000                      | 700                        |
| 7250 · Outside Professional Contractor | 5,000                      | 7,000                      |
| 7255 · Exterior Pest Control           | 3,000                      | 3,000                      |
| 7260 · Paver Pressure Cleaning         | 3,000                      | 0                          |
| 7265 · Emergency Expenses              | 2,500                      | 0                          |
| 7270 · Paver Repairs                   | 240                        | 0                          |
| 7280 Window Cleaning                   | 5,200                      | 0                          |
| 7285 Roof Cleaning                     | 15,600                     | 0                          |
| <b>TOTAL GROUNDS</b>                   | <b>91,460</b>              | <b>73,221</b>              |
| <b>UTILITIES</b>                       |                            |                            |
| 7310 · Electricity                     | 3,000                      | 4,200                      |
| 7315 · Irrigation Water                | 3,450                      | 3,300                      |
| 7320 · Fire Sprinkler Line             | 570                        | 205                        |
| <b>TOTAL UTILITIES</b>                 | <b>7,020</b>               | <b>7,705</b>               |
| <b>OTHER</b>                           |                            |                            |
| 9010 · Transfer to Reserves            | 29,432                     | 32,992                     |
| <b>TOTAL OTHER</b>                     | <b>29,432</b>              | <b>32,992</b>              |
| <b>TOTAL EXPENSES</b>                  | <b>211,360</b>             | <b>239,200</b>             |

| QUARTERLY ASSESSMENT | 2023             | 2024               |
|----------------------|------------------|--------------------|
| MAINTENANCE          | \$ 778.50        | \$ 991.38          |
| RESERVES             | \$ 141.50        | \$ 158.61          |
| <b>TOTAL</b>         | <b>\$ 920.00</b> | <b>\$ 1,150.00</b> |

Total Units            52  
Times Paid Per Year    4

**Coach Homes 5 at River Stand COA, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2024 - December 31, 2024**  
**DESIGNATED RESERVES**

PERCENT  
 FUNDING  
 100.00%

|       |          | 1                               | 2                              | 3                                | 4                                | 5                                | 6                                 | 7                              | 8                                  | 9                                    | 10                            | 11                    |
|-------|----------|---------------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|--------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
|       |          | ESTIMATED<br>LIFE<br>EXPECTANCY | ESTIMATED<br>REMAINING<br>LIFE | ESTIMATED<br>REPLACEMENT<br>COST | BEGINNING<br>BALANCE<br>1/1/2023 | ASSESSMENTS<br>COLLECTED<br>2023 | ESTIMATED<br>EXPENDITURES<br>2023 | ESTIMATED<br>TRANSFERS<br>2023 | ESTIMATED<br>BALANCE<br>12/31/2023 | ADDITIONAL<br>RESERVE<br>REQUIREMENT | ANNUAL<br>RESERVE<br>REQUIRED | COST/<br>UNIT/<br>QTR |
| ACCT# | ASSET    |                                 |                                |                                  |                                  |                                  |                                   |                                |                                    |                                      |                               |                       |
| 3510  | Painting | 8                               | 7                              | 100,000                          | 53,452                           | 5,418                            | 0                                 | 0                              | 58,870                             | 41,130                               | 5,876                         | 28.25                 |
| 3515  | Pavers   | 5                               | 4                              | 62,425                           | 46,860                           | 0                                | 0                                 | 0                              | 46,860                             | 15,565                               | 3,891                         | 18.71                 |
| 3520  | Roofs    | 30                              | 22                             | 650,000                          | 121,677                          | 24,014                           | 10,940                            | 4,301                          | 139,052                            | 510,948                              | 23,225                        | 111.66                |
| 3530  | Interest |                                 |                                |                                  | 4,106                            | 195                              | 0                                 | -4,301                         | 0                                  | 0                                    | 0                             | 0.00                  |
|       |          |                                 |                                | 812,425                          | 226,095                          | 29,627                           | 10,940                            | 0                              | 244,782                            | 567,643                              | 32,992                        | 158.61                |

Note 1: Reserve study update to be completed in 2022. Will assess replacement costs at that point  
 \*Moved interest into Roof Reserves as usable income