

Harborage on Braden River HOA
2019 ESTIMATED EXPENSES AND APPROVED BUDGET
APPROVED BUDGET FOR THE PERIOD
 January 1, 2020 - December 31, 2020

| REVENUES | 2019 | | 2020 |
|-----------------------------------|-----------|-----------------|-----------------|
| | ESTIMATED | APPROVED BUDGET | APPROVED BUDGET |
| 5010 ASSESSMENTS-MGMT & ADMIN | \$13,257 | \$13,257 | \$11,462 |
| 5015 ASSESSMENTS-TH | \$161,329 | \$161,329 | \$152,229 |
| 5020 ASSESSMENTS-SFH | \$76,797 | \$76,797 | \$84,587 |
| 5030 APPLICATION FEES | \$1,750 | | |
| 5040 OTHER | | | |
| 5045 LATE FEE | \$900 | | |
| 5050 INTEREST | \$800 | | |
| 5065 GATE, REMOTE, KEYS | | | |
| 7910 SURPLUS REBATE FROM OPER-SFH | | | |
| 7920 TRX TO RESERVES | | | |
| TOTAL REVENUE | 254,833 | 251,383 | 248,278 |
| RESERVES | \$58,464 | \$62,292 | \$69,799 |
| TOTAL REVENUES | 313,675 | 313,675 | 318,077 |

EXPENSES AND RESERVES

| GROUNDS | | | |
|---------------------------------|---------|---------|---------|
| 7110 LAWN CONTRACT-SFH | 77,691 | 72,210 | 72,000 |
| 7115 LAWN CONTRACT-TH | 52,205 | 60,000 | 39,000 |
| 7120 COMMON AREA LANDSCAPING | 1,000 | 1,000 | 1,000 |
| 7125 PRESSURE WASH SIDEWALKS-TH | 1,000 | 2,000 | 2,000 |
| 7130 PLANT REPLACEMENT-TH | 2,000 | 2,000 | 2,000 |
| 7135 MULCH-SFH | 10,000 | 0 | 8,000 |
| 7136 MULCH-TH | 5,000 | 5,000 | 5,000 |
| 7140 TREE TRIMMING-TH | 15,000 | 6,000 | 5,000 |
| 7155 IRRIGATION REPAIRS-TH | 1,000 | 1,200 | 1,200 |
| 7160 SITE MAINTENANCE-TH | 6,000 | 4,500 | 4,000 |
| TOTAL GROUNDS | 170,896 | 153,910 | 139,200 |

| BUILDING MAINTENANCE | | | |
|----------------------------------|--------|--------|--------|
| 7210 BLDG ROOF REPAIR-TH | 35,000 | 7,000 | 20,000 |
| 7225 PEST CONTROL-TH | 4,300 | 4,300 | 4,300 |
| 7230 GUTTER CLEANING & REPAIR-TH | 4,000 | 5,000 | 4,500 |
| 7245 BACKFLOW CERTIFICATION-TH | 0 | 0 | 0 |
| TOTAL BUILDING MAINT. | 43,300 | 16,300 | 28,800 |

| ADMINISTRATION | | | |
|-------------------------------------|--------|--------|--------|
| 7810 INSURANCE - TH | 44,000 | 53,100 | 54,000 |
| 7812 INSURANCE - MGMT & ADMIN | 2,500 | 2,805 | 3,000 |
| 7820 LEGAL/PROFESSIONAL | 4,500 | 4,500 | 3,000 |
| 7825 ACCOUNTING SVC | 300 | 290 | 300 |
| 7830 DIVISION FEES | 62 | 62 | 62 |
| 7835 FINANCIAL REVIEW | 1,400 | 1,500 | 1,500 |
| 7870 MANAGEMENT FEE-SFH | 4,587 | 4,587 | 4,587 |
| 7870.1 MANAGEMENT FEE-TH | 11,229 | 11,229 | 11,229 |
| 7871 MISC ADMINISTRATIVE EXPENSE | 0 | 0 | 0 |
| 7872 STORAGE FEES | 300 | 300 | 300 |
| 7874 ONLINE SERVICES PORTAL | 300 | 300 | 300 |
| 7880 OFFICE SUPPLIES, POSTAGE, ETC. | 2,000 | 2,500 | 2,000 |
| TOTAL ADMINISTRATION | 71,178 | 81,173 | 80,278 |

| | | | |
|--|---------|---------|---------|
| TRANSFERS | 285,374 | 251,383 | 248,278 |
| 7910 SURPLUS REBATE FROM OPERATING-SFH | | 0 | 0 |
| 7920 TRANSFER TO RESERVES-TH | | 0 | 0 |
| TOTAL TRANSFERS | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSE-M&A | 12,362 | 13,257 | 11,462 |
| TOTAL OPERATING EXPENSE-SFH | 92,278 | 76,797 | 84,587 |
| TOTAL OPERATING EXPENSE-TH | 180,734 | 161,329 | 152,229 |
| RESERVES | 285,374 | 251,383 | 248,278 |
| RESERVES - TH | 58,464 | 58,464 | 69,799 |
| TOTAL EXPENSE-TH | 239,198 | 219,793 | 222,028 |

ASSESSMENTS

| UNIT ASSESSMENT - QUARTERLY | 2019 | 2020 |
|---|-----------------|-----------------|
| MAINTENANCE-M&A | \$25.00 | \$21.00 |
| MAINTENANCE-SFH-TOTAL | \$384.00 | \$423.00 |
| SINGLE FAMILY HOME-QUARTERLY FEE | \$409.00 | \$444.00 |

| UNIT ASSESSMENT - QUARTERLY | 2019 | 2020 |
|-------------------------------|-----------------|-----------------|
| MAINTENANCE-M&A | \$25.00 | \$21.00 |
| MAINTENANCE-TH | \$464.00 | \$438.00 |
| RESERVES-TH | \$168.00 | \$201.00 |
| TOWNHOME-QUARTERLY FEE | \$657.00 | \$660.00 |

UNITS-SFH 50
 UNITS-TH 87
 TOTAL UNITS 137
 MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR

Harborage on Braden River HOA
PROPOSED BUDGET FOR THE PERIOD
 January 1, 2020 - December 31, 2020
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-------|--|---------------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|--------------------------------|------------------------------------|--------------------------------------|-------------------------------|
| | | ESTIMATED LIFE EXPECTANCY | ESTIMATED REMAINING LIFE | ESTIMATED REPLACEMENT COST | BEGINNING BALANCE 1/1/2019 | ASSESSMENTS COLLECTED 2019 | ESTIMATED EXPENDITURES 2019 | ESTIMATED TRANSFERS 2019 | ESTIMATED BALANCE 12/31/2019 | ADDITIONAL RESERVE REQUIREMENT | ANNUAL RESERVE REQUIRED |
| ACCT# | ASSET | | | | | | | | | | |
| 3610 | GENERAL-Roofing, Painting, Landscaping | | | 550,000 | 421,737 | 58,464 | 0 | 0 | 480,201 | 69,799 | 69,799 |
| 3890 | INTEREST EARNED | | | | 13,276 | | | 0 | 13,276 | | |
| | | | | 550,000 | 435,013 | 58,464 | 0 | 0 | 493,477 | 69,799 | 69,799 |

Note 1: These reserves are computed using the straight line method. The reserves are based on the reserve study for Roofs and Painting for Townhomes only.

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study