

**HARBORAGE ON BRADEN RIVER**  
**2021 ESTIMATED EXPENSES AND APPROVED BUDGET**  
**FOR THE PERIOD**  
**January, 2021 - December 31, 2021**

<b>REVENUES</b>		<b>2020</b>			<b>2021</b>
		<b>ESTIMATED BUDGET</b>	<b>THROUGH SEPTEMBER</b>	<b>PROJECTED EOY</b>	<b>ESTIMATED BUDGET</b>
<b>OPERATING</b>					
	Commons	\$10,962	\$8,665	\$10,962	\$16,819
	Town Homes (87)	\$153,229	\$114,285	\$153,229	\$141,957
	SFH (50)	\$84,587	\$63,448	\$84,587	\$75,600
	Other	\$0	\$234	\$234	\$0
	Application Income	\$0	\$1,100	\$1,100	\$0
	Collection Income	\$0	\$0	\$0	\$0
	Interest	\$0	\$0	\$0	\$0
	<b>TOTAL OPERATING</b>	<b>\$248,778</b>	<b>\$187,732</b>	<b>\$250,112</b>	<b>\$234,376</b>

**RESERVES - TOWN HOMES**

3000	Assessments Town Homes	\$69,799	\$52,461	\$69,799	\$77,000
3010	Interest	\$0	\$7	\$8	\$0
	<b>TOTAL RESERVES</b>	<b>\$69,799</b>	<b>\$52,468</b>	<b>\$69,807</b>	<b>\$77,000</b>

<b>TOTAL REVENUES</b>	<b>\$318,577</b>	<b>\$240,200</b>	<b>\$319,919</b>	<b>\$311,376</b>
-----------------------	------------------	------------------	------------------	------------------

<b>EXPENSES &amp; RESERVES</b>		<b>2020</b>			<b>2021</b>
		<b>ESTIMATED BUDGET</b>	<b>THROUGH SEPTEMBER</b>	<b>PROJECTED EOY</b>	<b>ESTIMATED BUDGET</b>
<b>ADMINISTRATION - COMMONS</b>					
6010	CPA Fees	\$300	\$0	\$300	\$300
6011	Financial Review	\$1,500	\$0	\$0	\$0
6020	Postage & Printing	\$2,000	\$1,123	\$2,000	\$2,000
6030	Oper. Bank Charges	\$0	\$3	\$548	\$550
6040	Attorney Fees	\$3,000	\$1,219	\$2,000	\$2,000
6080	Storage Unit	\$300	\$536	\$536	\$550
6703	Annual Corporate Report	\$62	\$0	\$61	\$61
6855	Online Services Portal	300	\$175	\$300	\$0
	<b>TOTAL ADMINISTRATION</b>	<b>\$7,462</b>	<b>\$3,056</b>	<b>\$5,745</b>	<b>\$5,461</b>

**MANAGEMENT FEES**

	Management Fees - Town Homes	\$11,229	\$7,150	\$9,238	\$8,352
	Management Fees - SFH	\$4,587	\$4,076	\$4,976	\$3,600
	<b>TOTAL MANAGEMENT FEES</b>	<b>\$15,816</b>	<b>\$11,226</b>	<b>\$14,214</b>	<b>\$11,952</b>

**INSURANCE**

	Other Insurance - Commons	\$2,500	\$3,865	\$9,683	\$10,858
--	---------------------------	---------	---------	---------	----------

<b>EXPENSES &amp; RESERVES</b>	<b>2020</b>			<b>2021</b>
	<b>ESTIMATED BUDGET</b>	<b>THROUGH SEPTEMBER</b>	<b>PROJECTED EOY</b>	<b>ESTIMATED BUDGET</b>
Property Insurance - Town Homes	\$45,000	\$3,015	\$43,374	\$49,880
<b>TOTAL INSURANCE</b>	<b>\$47,500</b>	<b>\$6,880</b>	<b>\$53,057</b>	<b>\$60,738</b>

### **GROUNDS EXPENSE**

Grounds Maintenance - Common	1,000	0	0	500
Grounds Maintenance - SFH	72,000	55,011	72,000	72,000
Mulch - SFH	8,000	0	0	0
<b>TOTAL GROUNDS- SFH</b>	<b>80,000</b>	<b>55,011</b>	<b>72,000</b>	<b>72,000</b>

Grounds Maintenance - Town Homes	39,000	29,081	39,000	39,000
Pressure Washing - Town Homes	2,000	2,725	2,725	2,725
Plant Replacement - Town Homes	2,000	0	0	1,000
Mulch - Town Homes	5,000	0	0	0
Tree Trimming - Town Homes	\$5,000	\$5,710	\$5,710	\$5,000
Irrigation Repairs - Town Homes	\$1,200	\$384	\$800	\$1,200
Site Maint. - Town Homes	\$4,000	\$0	\$0	\$6,000
<b>TOTAL GROUNDS - TH</b>	<b>\$58,200</b>	<b>\$37,900</b>	<b>\$48,235</b>	<b>\$54,925</b>

### **BUILDING EXPENSE - TOWN HOMES**

Pest Control	4,300	\$2,110	4,300	4,300
Gutter Repair/Clean	4,500	\$270	1,000	4,500
Roof Repairs	\$20,000	\$2,400	\$10,000	\$20,000
<b>TOTAL UTILITIES</b>	<b>\$28,800</b>	<b>\$4,780</b>	<b>\$15,300</b>	<b>\$28,800</b>

### **RESERVES - TOWN HOMES**

	<b><u>2020</u></b>	<b><u>2021</u></b>
Reserve Member Assessment	\$69,799	\$77,000
<b>TOTAL RESERVES</b>	<b>\$69,799</b>	<b>\$77,000</b>

### **ASSESSMENTS**

#### **SINGLE FAMILY HOMES**

	<b><u>2020</u></b>	<b><u>2021</u></b>
Commons Allocation Per Quarter	\$21	\$31
Maintenance Per Quarter	\$423	\$378
<b>Total Per Quarter</b>	<b>\$444</b>	<b>\$409</b>

#### **TOWN HOMES**

	<b><u>2020</u></b>	<b><u>2021</u></b>
Commons Allocation Per Quarter	\$21	\$31
Maintenance Per Quarter	\$441	\$408
Reserves	\$201	\$221
<b>Total Per Quarter</b>	<b>\$663</b>	<b>\$660</b>