

**The Harborage on Braden River HOA Inc.**  
**Approved Budget**  
**January 1, 2022 - December 31, 2022**

	2021 Approved Budget	2022 Approved Budget
<b>INCOME</b>		
5010 · Assessments-Common	16,819	21,961
5015 · Assessments - SF Homes	75,600	77,944
5020 · Assessments - Town Homes	141,957	165,233
5025 · Reserves - Town Homes	77,000	46,960
5030 · Application Fees	0	0
5040 · Other Income	0	0
5045 · Late Fee/Collection Income	0	0
5050 · Interest	0	0
<b>TOTAL INCOME</b>	<b>311,376</b>	<b>312,097</b>

<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7110 · Property Insurance-Town Homes	49,880	67,000
7115 · Insurance-Common	10,858	10,000
7120 · Management Fee-SF Homes (30%)	3,600	5,116
7125 · Management Fee-Town Homes (70%)	8,352	11,936
7130 · Accounting/CPA Fees	300	300
7135 · Postage / Printing / Office Exp	2,000	2,000
7140 · Bank Charges	550	600
7145 · Attorney Fees	2,000	2,000
7150 · Storage Unit	550	1,000
7155 · Annual Corporate Report	61	61
7165 · Income Taxes	0	1,000
<b>TOTAL ADMINISTRATIVE</b>	<b>78,151</b>	<b>101,013</b>

<b>GROUNDS</b>		
7210 · Grounds Maint.-SF Homes	72,000	72,828
7215 · Grounds Maint.-Town Homes	39,000	52,346
7220 · Grounds Maint.-Common	500	5,000
7225 · Pressure Washing-Town Homes	2,725	3,500
7230 · Plant Replacement-Town Homes	1,000	3,250
7245 · Tree Trimming-Town Homes	5,000	5,000
7250 · Irrigation Repairs-Town Homes	1,200	1,200
7255 · Site Maintenance-Town Homes	6,000	6,000
<b>TOTAL GROUNDS</b>	<b>127,425</b>	<b>149,124</b>

<b>BUILDING MAINTENANCE</b>		
7310 · Pest Control-Town Homes	4,300	6,000
7315 · Gutter Repair/Clean-Town Homes	4,500	4,000
7320 · Roof Repairs-Town Homes	20,000	5,000
<b>TOTAL BUILDING MAINTENANCE</b>	<b>28,800</b>	<b>15,000</b>

<b>OTHER EXPENSES</b>		
9010 · Transfer to Reserves	77,000	46,960
<b>TOTAL OTHER EXPENSES</b>	<b>77,000</b>	<b>46,960</b>

<b>TOTAL EXPENSES</b>	<b>311,376</b>	<b>312,097</b>
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SINGLE FAMILY HOMES - QUARTERLY	2021	2022
Commons Assessment	\$ 31	\$ 40
SFH Assessment	\$ 378	\$ 390
<b>TOTAL</b>	<b>\$ 409</b>	<b>\$ 430</b>

TOWN HOMES - QUARTERLY	2021	2022
Commons Assessment	\$ 31	\$ 40
TH Assessment	\$ 408	\$ 475
TH Reserves Assessment	\$ 221	\$ 135
<b>TOTAL</b>	<b>\$ 660</b>	<b>\$ 650</b>

Single Family Homes	50
Town Homes	87
<b>Total Units</b>	<b>137</b>
Times Paid Per Year	4

The Harborage on Braden River HOA 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	TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
5102	Reserves - General	1	1	700,000	576,040	77,000	0	0	653,040	46,960	46,960	134.94
5490	Interest - Current				0	1,677	0	0	1,677	0	0	0.00
				700,000	576,040	78,677	0	0	654,717	46,960	46,960	134.94

- Note 1: Need life expectancy, remaining life and replacement cost
- Note 2: The reserves are based on the reserve study for Roofs & Painting for Townhomes only
- Note 3:
- Note 4: