

## SHADOW RUN TOWNHOMES HOA

### 2022 Budget

	Budget	Actual	Budget
	2021	2021	2022
<b>Income</b>			
HOA Dues (\$295 x 12 mo x 24 units)	\$84,960.00	\$84,960.00	\$84,960.00
Special Assessment	\$0.00	\$123.00	\$0.00
Interest	\$50.00	\$11.00	\$11.00
ACC Review Fee	\$0.00	\$25.00	\$0.00
Misc Income (Insurance Claim Proceeds)	\$0.00	\$1,210.81	\$0.00
<b>Total Income</b>	<b>\$85,010.00</b>	<b>\$86,329.81</b>	<b>\$84,971.00</b>
	Budget	Actual	Budget
	2021	2021	2022
<b>Expenses</b>			
Repairs and Maintenance	\$10,000.00	\$250.00	\$2,000.00
Electricity	\$325.00	\$300.00	\$350.00
Irrigation System	\$1,500.00	\$9,000.00	\$1,500.00
Insurance	\$7,400.00	\$7,800.00	\$7,800.00
Lawn Care (on contract)	\$18,000.00	\$16,000.00	\$16,000.00
Lawn Care (off contract)	\$0.00	\$300.00	\$300.00
Legal & Acct.	\$500.00	\$755.00	\$500.00
Management	\$3,000.00	\$3,000.00	\$3,000.00
Meeting	\$50.00	\$100.00	\$50.00
Postage/Mailing	\$550.00	\$500.00	\$550.00
Snow and Ice	\$800.00	\$700.00	\$800.00
Special Improvement - Deck, Asphalt Repairs, Drains	\$15,500.00	\$14,700.00	\$18,000.00
Tax & Licenses	\$50.00	\$48.00	\$50.00
Pest Control	\$100.00	\$0.00	\$100.00
Miscellaneous	\$700.00	\$500.00	\$500.00
Reserve Contribution - Roof/Exterior Maintenance	\$26,535.00	\$32,376.81	\$33,471.00
<b>Subtotal Expenses</b>	<b>\$85,010.00</b>	<b>\$86,329.81</b>	<b>\$84,971.00</b>
<b>Balance in Operating Account as of 11/2/2021</b>	<b>\$62,493.75</b>		
<b>Balance in Reserve Account as of 11/2/2021</b>	<b>\$95,346.73</b>		