

**Shadow Run Townhomes Homeowners Association
2025 ANNUAL BUDGET**

2025 Approved

CASH & INCOME	
Cash Balances (YTD¹)	
Operating Cash	\$ 8,344.00
Reserve Savings	\$ 196,548.39
Total Cash Balances (YTD)	\$ 204,892.39
Recurring Income	
Annual HOA Dues	\$ 93,600.00
Units: 24 Dues per Month: \$325.00	
Interest (estimated)	\$ 1,500.00
Total Recurring Income	\$ 95,100.00
Miscellaneous Income	
Reimbursed Expenses	\$ -
Violations/Fees/Fines/Assessments/Misc.	\$ -
Total Miscellaneous Income	\$ -
TOTAL CASH & INCOME	\$ 299,992.39

EXPENSES	
Recurring Expenses	
Landscape Maintenance	\$ 20,430.00
Landscaping/Irrigation System Repairs	\$ 3,800.00
Trees/Shrubs	\$ 1,500.00
General Repairs & Maintenance	\$ 5,000.00
Asphalt (crack filling)	\$ 1,500.00
Snow Removal	\$ 1,000.00
HOA Management	\$ 6,000.00
Insurance Policy	\$ 17,304.00
Common Electric	\$ 315.00
Office Expenses	\$ 500.00
Legal/Professional Services	\$ 5,000.00
Registration	\$ 53.00
Accounting/Tax Preparation	\$ 250.00
Meeting Expenses	\$ 150.00
Miscellaneous	\$ 2,000.00
Total Recurring Expenses	\$ 64,802.00
Miscellaneous Major Expenses	
Roof Replacement ²	\$ 82,000.00
Deck Repair/Replacement ²	\$ 40,000.00
Stucco Repair/Painting	\$ -
Concrete Repair	\$ -
Total Miscellaneous Major Expenses	\$ 122,000.00
TOTAL EXPENSES	\$ 186,802.00

YEAR-END RESERVES	
Net Income (estimated reserves contribution) ³	\$ 30,298.00
Reserve Savings ⁴	\$ 74,548.39
TOTAL YEAR-END RESERVES (estimated)	\$ 104,846.39

1. YTD = 11/14/2024

2. **Roofs planned:** 330-336, 347-349, 358-360 & **Decks planned:** TBD. Major expenses will be funded by the reserves account.

3. **Net Income (estimated reserves contribution)** = Total Recurring Income - Total Recurring Expenses

4. **Reserve Savings** = Reserve Savings (YTD) - Total Miscellaneous Major Expenses

Note: 69% of the total Annual HOA Dues will be allocated to our Total Recurring Expenses. 31% remains as net income/estimated reserves contribution.