

**Shadow Run Townhomes Homeowners Association
2026 ANNUAL BUDGET**

2026 Proposed

CASH & INCOME	
Cash Balances (YTD¹)	
Operating Cash	\$ 18,465.00
Reserve Savings	\$ 114,943.00
Total Cash Balances (YTD)	\$ 133,408.00
Recurring Income	
Annual HOA Dues	\$ 103,680.00
Units: 24	
Dues per Month: \$360.00	
Interest (estimated)	\$ 700.00
Total Recurring Income	\$ 104,380.00
Miscellaneous Income	
Reimbursed Expenses	\$ -
Violations/Fees/Fines/Assessments/Misc.	\$ -
Total Miscellaneous Income	\$ -
TOTAL CASH & INCOME	\$ 237,788.00

EXPENSES	
Recurring Expenses	
Landscape Maintenance	\$ 23,475.00
Landscaping/Irrigation System Repairs	\$ 4,000.00
Trees/Shrubs	\$ 1,500.00
General Repairs & Maintenance	\$ 5,000.00
Asphalt (crack filling)	\$ 1,700.00
Snow Removal	\$ 700.00
HOA Management	\$ 6,000.00
Insurance Policy	\$ 23,000.00
Common Electric	\$ 350.00
Office Expenses	\$ 500.00
Legal/Professional Services	\$ 7,000.00
Registration	\$ 53.00
Accounting/Tax Preparation	\$ 300.00
Meeting Expenses	\$ 100.00
Miscellaneous	\$ 2,000.00
Total Recurring Expenses	\$ 75,678.00
Miscellaneous Major Expenses	
Roof Replacement ²	\$ 25,000.00
Deck Repair/Replacement ²	\$ 20,000.00
Stucco Repair/Painting	\$ -
Concrete Repair	\$ -
Total Miscellaneous Major Expenses	\$ 45,000.00
TOTAL EXPENSES	\$ 120,678.00

YEAR-END RESERVES	
Net Income (estimated reserves contribution) ³	\$ 28,702.00
Reserve Savings ⁴	\$ 69,943.00
TOTAL YEAR-END RESERVES (estimated)	\$ 98,645.00

1. YTD = 11/05/2025

2. Roofs planned: TBD & Decks planned: TBD. Estimated 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: 73% of the total Annual HOA Dues will be allocated to our Total Recurring Expenses. 27% remains as net income/estimated reserves contribution.