

THE SHADOW RUN HOMEOWNERS' ASSOCIATION, INC.
 2020-2021 BUDGET - GPI PROPOSED
 MAY 1, 2020 - APRIL 30, 2021

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 24 Feb 2020

		4/30/2020	4/30/2020	4/30/2021	2020/21
		YEAREND	EST.	YEAREND	MONTHLY
		BUDGET	YEAREND	BUDGET	BUDGET
INCOME					
3100	2020 MAINTENANCE FEES 385 Units @\$200 Annually			\$77,000	\$6,417
3100	2019 MAINTENANCE FEES 385 Units @\$200 Annually	\$77,000	\$77,000		
3101	EXEMPT PROPERTIES	(\$800)	(\$800)	(\$800)	
3102	UNCOLLECTABLE ASSESSMENTS	(\$1,471)	(\$2,154)	(\$4,804)	
3106	LATE FEES / DELINQUENT INTEREST	\$950	\$1,150	\$950	
3400	OPERATING INTEREST	\$120	\$1,407	\$1,300	
3499	RESERVE INTEREST		\$417		
3910	LEGAL RECOVERY	\$0	\$0	\$0	
	TOTAL REVENUE	\$75,799	\$77,020	\$73,646	\$6,417
EXPENSES					
ADMINISTRATION					
4006	MANAGEMENT/BOOKKEEPING	\$26,058	\$26,064	\$26,911	\$2,243
4013	OFFICE EXPENSES	\$6,800	\$5,970	\$6,300	\$525
4015	WEB SITE MAINTENANCE	\$600	\$600	\$600	\$50
4018	ELECTRONIC VOTING	\$700	\$689	\$700	\$58
4019	COMMUNITY EVENTS	\$0	\$0	\$0	\$0
	FALL FESTIVAL	\$500	\$540	\$600	\$50
	SPRING FESTIVAL	\$300	\$300	\$425	\$35
	BEST DECORATED HOMES	\$300	\$375	\$375	\$31
	HOLIDAY DECORATIONS	\$500	\$177	\$500	\$42
	YARD SALE	\$100	\$100	\$100	\$8
	WELCOME COMMITTEE	\$200	\$91	\$200	\$17
4020	COMMUNITY CLEAN UP	\$300	\$300	\$300	\$25
4050	LICENSES / FEES / TAXES	\$72	\$62	\$62	\$5
4055	PROPERTY / REAL ESTATE TAX	\$240	\$216	\$240	\$20
4056	BAD DEBT	\$0	\$0	\$0	\$0
4065	STORAGE / SUPPLIES / EQUIPMENT	\$1,900	\$1,639	\$1,650	\$138
4074	AUDIT / CPA FEES	\$1,575	\$975	\$1,200	\$100
4076	LEGAL SERVICES - COLLECTIONS	\$3,600	\$3,644	\$3,600	\$300
4076.1	LEGAL RECOVERY	\$0	(\$3,774)	\$0	\$0
4077	LEGAL - CORPORATE	\$1,200	\$0	\$600	\$50
4078	LEGAL - DEED RESTRICTIONS	\$2,100	\$0	\$1,000	\$83
		\$47,045	\$37,968	\$45,363	\$3,780
INSURANCE					
4090	INSURANCE-HOA PACKAGE	\$1,440	\$1,365	\$1,374	\$115
4093	D & O INSURANCE (INCL CRIME)	\$2,256	\$2,520	\$3,009	\$251
4094	WORKERS COMPENSATION	\$751	\$689	\$720	\$63
4096	COMMERCIAL CRIME	\$276	\$308	\$0	\$0
	Sub-Total	\$4,723	\$4,574	\$5,103	\$428
MAINTENANCE					
6100	GROUNDS & LANDSCAPING CONTRACT	\$16,800	\$16,800	\$16,800	\$1,400
6110	LANSCAPE MAINTENANCE, MULCH	\$2,600	\$23	\$2,000	\$167
5015	OTHER SUPPLIES, REPAIR & LABOR	\$1,200	\$374	\$900	\$75
	Sub-Total	\$20,600	\$17,197	\$19,700	\$1,642
UTILITIES					
7001	ELECTRIC SERVICE	\$3,431	\$3,363	\$3,480	\$290
	Sub-Total	\$3,431	\$3,363	\$3,480	\$290
TOTAL OPERATING EXPENSES		\$75,799	\$63,102	\$73,646	\$6,139
RESERVES					
	RESERVES - DEFERRED MAINTENANCE	\$0	\$0	\$0	\$0
	RESERVE INTEREST / FEES		\$417		
	TOTAL RESERVES	\$0	\$417	\$0	\$0
9400					
9499	TOTAL EXPENSES AND RESERVES	\$75,799	\$63,519	\$73,646	\$6,139
	Annual Fees:	\$200.00		\$200.00	
*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis be completed by a qualified outside reserve specialist.					