THE SHADOW RUN HOMEOWNERS' ASSOCIATION, INC. 2022-2023 BUDGET MAY 1, 2022 - APRIL 30, 2023

		4/30/2022 YEAREND BUDGET	4/30/2022 EST. YEAREND	4/30/2023 YEAREND BUDGET	2022/23 MONTHLY BUDGET
	INCOME				
3100	2021-2022 MAINTENANCE FEES 385 Units @ $250/Yr.			$96,250	$8,021
3100	2022-2023 MAINTENANCE FEES 385 Units @ $250/Yr.	$96,250	$96,301		
3101	EXEMPT PROPERTIES (3 UNITS)	($800)	($1,000)	($750)	($63)
3102	UNCOLLECTIBLE ASSESSMENTS	($800)	$1,621	($800)	($67)
3106	LATE FEES / DELINQUENT INTEREST	$900	$1,650	$900	$75
3400	OPERATING INTEREST	$600	$328	$600	$50
3499	RESERVE INTEREST	$0	$53	$0	$0
3900	OTHER INCOME	$0	$2	$0	$0
3910	SPECIFIC ASSESSMENTS	$0	$1,434	$0	$0
3920	LEGAL RECOVERY	$0	$1,312	$0	$0
3950	INCOME FROM SALE OF PROPERTY	$0	$84,049	$0	$0
	TOTAL REVENUE	**$96,150**	**$185,750**	**$96,200**	**$8,017**
	EXPENSES				
	ADMINISTRATION				
4006	MANAGEMENT/BOOKKEEPING	$27,718	$27,720	$28,550	$2,379
4013	OFFICE EXPENSES	$6,300	$6,748	$6,800	$567
4015	WEB SITE MAINTENANCE	$816	$600	$600	$50
4018	MEETING EXPENSES	$700	$0	$500	$42
4019	**COMMUNITY EVENTS**	$0	$1,784	$0	$0
	FALL FESTIVAL	$600	$0	$800	$67
	SPRING FESTIVAL	$425	$0	$500	$42
	BEST DECORATED HOMES	$375	$0	$600	$50
	HOLIDAY DECORATIONS	$500	$0	$500	$42
	YARD SALE	$100	$0	$100	$8
	WELCOME COMMITTEE	$200	$0	$200	$17
4020	COMMUNITY CLEAN UP	$300	$101	$300	$25
4025	COMMUNITY SAFETY	$13,125	$18,107	$12,500	$1,042
4050	LICENSES / FEES / TAXES	$200	$61	$200	$17
4055	PROPERTY / REAL ESTATE TAX	$240	$275	$300	$25
4065	STORAGE / SUPPLIES / EQUIPMENT	$1,650	$1,606	$1,650	$138
4074	AUDIT / CPA FEES	$1,275	$1,275	$1,275	$106
4076	LEGAL SERVICES - COLLECTIONS	$3,600	$518	$2,000	$167
4077	LEGAL - CORPORATE	$6,725	$9,926	$3,500	$292
4078	LEGAL - DEED RESTRICTIONS	$1,000	$2,293	$2,345	$195
		$65,849	**$71,014**	**$63,220**	**$5,268**
	INSURANCE				
4090	INSURANCE-HOA PACKAGE	$1,500	$1,792	$1,800	$150
4093	D & O INSURANCE (INCL CRIME)	$3,036	$2,900	$3,200	$267
4094	WORKERS COMPENSATION	$720	$659	$700	$58
	Sub-Total	**$5,256**	**$5,351**	**$5,700**	**$475**
	MAINTENANCE				
6100	GROUNDS & LANDSCAPING CONTRACT	$18,000	$18,084	$18,400	$1,533
6110	LANDSCAPE REPAIR & MAINTENANCE	$1,765	$702	$3,000	$250
5015	OTHER SUPPLIES, REPAIR & LABOR	$1,800	$3,812	$2,400	$200
	Sub-Total	**$21,565**	**$22,598**	**$23,800**	**$1,983**
	UTILITIES				
7001	ELECTRIC SERVICE	$3,480	$3,016	$3,480	$290
	Sub-Total	**$3,480**	**$3,016**	**$3,480**	**$290**
	TOTAL OPERATING EXPENSES	**$96,150**	**$101,979**	**$96,200**	**$8,017**
	RESERVES				
	RESERVES - DEFERRED MAINTENANCE	$0	$0	$0	$0
	RESERVE INTEREST / FEES		$53		
	TOTAL RESERVES	**$0**	**$53**	**$0**	**$0**
9400					
9499	**TOTAL EXPENSES AND RESERVES**	**$96,150**	**$102,032**	**$96,200**	**$8,017**
	Annual Fees:	**$250.00**		**$250.00**	

***The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends**