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Board of Directors
Shadow Run Home Owners Association, Inc.
Riverview, FL 33569

Management is responsible for the accompanying financial statements of Shadow Run Home Owners Association, Inc. which comprise the balance sheet as of April 30, 2024, and the related statements of income, changes in stockholders' equity, and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. I have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

David J. Gauthier, CPA
Sun City Center, Florida
July 23, 2024

CONTENTS

PAGE NO.

Accountant's Report	1
Balance Sheet	2
Statement of Revenues, Expenses and Changes in Fund Balance	3
Statement of Cash Flows	4
Notes to Financial Statements	5 - 6

SHADOW RUN HOA, INC.

BALANCE SHEET

AS OF APRIL 30, 2024

	<u>OPERATING FUND</u>	<u>RESERVE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash	\$ 213,439	\$ 37,832	\$ 251,271
Assessments Receivable (Net)	2,556	0	2,556
Prepaid Expenses	7,931	0	7,931
Land/Deposits	11,812	0	11,812
	<u>11,812</u>	<u>0</u>	<u>11,812</u>
Total Assets	<u>\$ 235,738</u>	<u>\$ 37,832</u>	<u>\$ 273,570</u>
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,061	\$ 0	\$ 5,061
Prepaid Assessments	8,471	0	8,471
	<u>8,471</u>	<u>0</u>	<u>8,471</u>
Total Liabilities	<u>13,532</u>	<u>0</u>	<u>13,532</u>
<u>FUND BALANCE</u>			
Fund Balance	<u>222,206</u>	<u>37,832</u>	<u>260,038</u>
	<u>222,206</u>	<u>37,832</u>	<u>260,038</u>
Total Liabilities and Fund Balance	<u>\$ 235,738</u>	<u>\$ 37,832</u>	<u>\$ 273,570</u>

The accompanying notes are an integral part of these financial statements.
See the Accountant's Compilation Report.

SHADOW RUN HOA, INC.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED APRIL 30, 2024

	<u>OPERATING FUND</u>	<u>RESERVE FUND</u>	<u>TOTAL</u>
<u>REVENUES</u>			
Assessment Fees	\$ 96,250	\$ 0	\$ 96,250
Interest Income	416	281	697
Miscellaneous Income	31		31
Late Fees	1,456	0	1,456
	<u>98,153</u>	<u>281</u>	<u>98,434</u>
<u>EXPENSES</u>			
Management	29,412	0	29,412
Grounds Contract	21,388	0	21,388
Events/Committees/News	14,993	0	14,993
Legal Fees	11,887	0	11,887
Accounting Fees	1,375	0	1,375
Grounds Non-Contract	11,725	0	11,725
Administrative/Office	11,210	0	11,210
Insurance	6,681	0	6,681
Bad Debt Expense	2,589	0	2,589
Electric	5,083	0	5,083
Taxes/Fees/Licenses	61	0	61
Storage/Supplies	2,315	0	2,315
	<u>118,719</u>	<u>0</u>	<u>118,719</u>
<u>EXCESS EXPENSES OVER REVENUE</u>	(20,566)	281	(20,285)
<u>BEGINNING FUND BALANCE</u>	<u>242,772</u>	<u>37,551</u>	<u>280,323</u>
<u>ENDING FUND BALANCE</u>	<u>\$ 222,206</u>	<u>\$ 37,832</u>	<u>\$ 260,038</u>

The accompanying notes are an integral part of these financial statements.
See the Accountant's Compilator Report.

SHADOW RUN HOA, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED APRIL 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>TOTAL</u>
Excess Expenses Over Revenues	\$ (20,566)	\$ 281	\$ (20,285)
Adjustments to Reconcile Excess Revenues Over Expenses to Net Cash Flows From Operating Activities:			
Increase in Assessments Receivable	(455)	0	(455)
Increase in Allowance for Doubtful Accts	1,838	0	1,838
Increase in Prepaid Expenses	(423)	0	(423)
Increase in Accounts Payable	650	0	650
Increase in Prepaid Assessments	1,372	0	1,372
	<u>(17,584)</u>	<u>0</u>	<u>(17,303)</u>
Net Cash Flows From Operating Activities	<u>(17,584)</u>	<u>281</u>	<u>(17,303)</u>
Net Decrease In Cash	(17,584)	281	(17,303)
Cash, May 1, 2023	<u>231,023</u>	<u>37,551</u>	<u>268,574</u>
Cash, April 30, 2024	<u>\$ 213,439</u>	<u>\$ 37,832</u>	<u>\$ 251,271</u>

The accompanying notes are an integral part of these financial statements.
See the Accountant's Compilation Report.

SHADOW RUN HOA, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED APRIL 30, 2024

NOTE 1 – NATURE OF ORGANIZATION

Shadow Run HOA, Inc. was incorporated on August 1, 1974, in the State of Florida. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of (385) residential units located in Riverview, Florida.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Association uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the board of directors and property manager. Disbursements from the reserve fund generally may be made only for designated purposes.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Interest Earned

The board's policy is to allocate interest earned to the operating and reserve fund in proportion to the interest bearing deposits of each fund.

Cash and Cash Equivalents

For the purpose of the statements of cash flows, the Association considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

SHADOW RUN HOA, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED APRIL 30, 2024

NOTE 3– OWNERS’ ASSESSMENTS

Annual Assessments to owners were \$250 in 2024.

The annual budget and assessments of owners are determined by the board of directors. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods.

NOTE 4– INCOME TAXES

Homeowners’ associations may be taxed either as homeowners’ associations or as regular corporations. For the year ended April 30, 2024, the Association elected to be taxed as a homeowners’ association. Under that election, the Association is taxed on its nonexempt function income, such as interest earnings. Exempt function income, which consists primarily of member assessments, is not taxable.

NOTE 5– ASSESSMENTS RECEIVABLE

The Association’s policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are seriously delinquent. As of April 30, 2024, the Association had net assessments receivable of \$2,556.