

Shadow Run Townhomes HOA			
2023 Budget and Comparison to 2022 Budgets			
	Budget	Actual	Budget
Income	2022	2022	2023
HOA Dues (\$295 x 12 mo x 24 units) 2022 ↑ to \$325	\$84,960.00	\$94,774.07	\$93,600.00
Late fees	\$0.00	\$36.05	\$0.00
Special Assessments	\$0.00	\$1,500.00	\$6,800.00
Interest	\$11.00	\$15.00	\$15.00
ACC Review Fee	\$0.00	-\$100.00	\$100.00
Misc Income (Insurance Claim Proceeds)	\$0.00	\$0.00	\$0.00
Total Income	\$84,971.00	\$96,225.00	\$100,515.00
	Budget	Actual	Budget
Expenses	2,022.00	2022	2023
Repairs and Maintenance (including painting)	\$2,000.00	\$2,403.00	\$7,800.00
Electricity	\$350.00	\$331.00	\$350.00
Irrigation System Expense	\$1,500.00	\$2,330.00	\$1,500.00
Insurance	\$7,800.00	\$8,500.00	\$9,000.00
Lawn Care (on contract)	\$16,000.00	\$18,000.00	\$18,000.00
Lawn Care (off contract)	\$300.00	\$756.00	\$1,500.00
Legal & Acct.	\$500.00	\$800.00	\$1,000.00
Management	\$3,000.00	\$3,033.00	\$3,100.00
Meeting	\$50.00	\$150.00	\$150.00
Postage/Mailing	\$550.00	\$240.00	\$300.00
Snow and Ice	\$800.00	\$645.00	\$800.00
Special Improvements - Concrete, drainage, etc.	\$18,000.00	\$20,445.00	\$11,500.00
Tax & Licenses	\$50.00	\$29.00	\$50.00
Pest Control	\$100.00	\$594.00	\$500.00
Miscellaneous	\$500.00	\$500.00	\$500.00
Capital projects - 2023 Stucco repair/painting			\$40,000.00
Reserve Contribution - Future capital projects	\$33,471.00	\$37,469.00	\$4,465.00
Subtotal Expenses	\$84,971.00	\$96,225.00	\$100,515.00
Balance in Operating Account as of 11/18/2022		\$ 50,497.00	
Balance in Reserve Account as of 11/18/2022		\$ 145,362.00	
	Total Cash	\$ 195,859.00	