

# Initial Budget for 2023 With 2022 Comparison

Shadow Run Townhomes HOA				
2023 Budget and Comparison to 2022 Budgets				
	Budget	Actual	Budget	
	2022	2022	2023	
<b>Income</b>				
HOA Dues (\$295 x 12 mo x 24 units) 2022 ↑ to \$32	\$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	
<b>Total Income</b>	\$84,971.00	\$96,225.00	\$100,515.00	
	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	
	<b>2,022.00</b>	<b>2022</b>	<b>2023</b>	
<b>Expenses</b>				
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		\$37,469.00	\$4,465.00	
Reserve Contribution - Future capital projects	\$33,471.00	\$96,225.00	\$100,515.00	
<b>Subtotal Expenses</b>	\$84,971.00	\$96,225.00	\$100,515.00	
Balance in Operating Account as of 11/18/2022		\$ 58,918.00		
Balance in Reserve Account as of 11/18/2022		\$ 145,373.00		
<b>Total Cash</b>	<b>Total Cash</b>	<b>\$ 204,291.00</b>		

Total Exp Budget Surp  
\$96,050.00 \$4,465.00



Shadow Run Townhomes HOA				
2023 Budget (Revised 12/2/22) and Comparison				
to 2022 Budgets				
	Budget	Actual	Budget	
	2022	2023	2023	
Income				
HOA Dues (\$295 x 12 mo x 24 units) 2022 ↑ to \$32	\$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	
	2,022.00	2022	2023	
Expenses				
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	\$19,098.00	
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	\$5,496.00	
Tax & Licenses	\$50.00	\$29.00	\$50.00	
Pest Control	\$100.00	\$594.00	\$500.00	
Miscellaneous	\$500.00	\$500.00	\$500.00	
Capital project - 2023 Stucco repair/painting			\$80,000.00	
Capital project - 2023 Gutters			\$20,000.00	
Reserve Contribution - Future capital projects	\$33,471.00	\$37,469.00	-\$50,629.00	
Subtotal Expenses	\$84,971.00	\$96,225.00	\$100,515.00	
Estimate Oper. Account Bal. as of 12/31/22		\$ 73,918.00		
Estimate Reserv. Acct. Bal. as of 12/31/22		\$ 145,373.00		
	Total Cash	\$ 219,291.00		

	2023	2023
Total Exp.	\$151,144.00	Budg. Def. -\$50,629.00



# Five year capital budget at fee of \$325/month

Shadow Run Five Year Projected Budget

\$325 monthly fee	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
<b>Cash</b>					
Estimated cash flow	\$100,515.00	\$93,600.00	\$93,600.00	\$93,600.00	\$93,600.00
Oper. cash - Start of year	\$33,918.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total working capital</b>	\$134,433.00	\$93,600.00	\$93,600.00	\$93,600.00	\$93,666.00
<b>Reserve acct. balance beginning of 2023</b>	\$185,373.00				
<b>Reserve acct. balance end of year</b>	\$168,662.00	\$136,112.00	\$132,562.00	\$126,012.00	\$127,378.00
<b>Expenses</b>					
Repairs & maintenance	\$7,800.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Insurance	\$9,000.00	\$9,500.00	\$10,000.00	\$10,500.00	\$11,000.00
Legal	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Lawn care (on contract)	\$19,098.00	\$21,000.00	\$21,500.00	\$22,000.00	\$22,500.00
Lawn care (off contract)	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Irrigation system expense	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Management fees	\$3,100.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Pest control	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Mailing	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Snow & ice	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
Electricity	\$350.00	\$350.00	\$350.00	\$350.00	\$3,500.00
Tax & license	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Gutter repair	\$20,000.00				
Drains/curb concrete	\$5,496.00				
Road crack seal				\$2,000.00	\$150.00
Meeting	\$150.00	\$150.00	\$150.00	\$150.00	\$500.00
Miscellaneous	\$500.00	\$500.00	\$500.00	\$500.00	
2023 Project - Stucco/paint	\$80,000.00	\$80,000.00			
2024 - Stucco/paint			\$50,000.00		
2025 Project - Decks/rails				\$50,000.00	
2026 Project - Decks/rails					\$40,000.00
2027 Project - Drainage					
<b>Estimated Yr Expenses</b>	\$151,144.00	\$126,150.00	\$97,150.00	\$100,150.00	\$92,300.00
<b>Year end capital - expenses</b>	-\$16,711.00	-\$32,550.00	-\$3,550.00	-\$6,550.00	\$1,366.00

❖ Cash flow and capital from year 2023 - 2027 based on estimated capital project costs.

❖ Year 2024 begins with a \$16,711 deficit and to achieve a zero balance in operating cash, this amount would have to be taken from the reserve account.

❖ Years 2025 - 2027 will deplete the reserve account by approximately \$58,000.

❖ The following spreadsheets show effects on revenue and reserve account related to various increase in monthly fees.



# Five year capital budget at fee of \$350/month

Shadow Run Five Year Projected Budget

\$350 monthly fee	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
<b>Cash</b>					
Estimated cash flow	\$107,715.00	\$100,800.00	\$100,800.00	\$100,800.00	\$100,800.00
Oper. cash - Start of year	\$33,918.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total working capital</b>	<b>\$141,633.00</b>	<b>\$100,800.00</b>	<b>\$100,800.00</b>	<b>\$100,800.00</b>	<b>\$100,800.00</b>
<b>Reserve acct. balance at beginning of 2023</b>	<b>\$185,373.00</b>				
<b>Reserve acct. balance end of year</b>	<b>\$175,862.00</b>	<b>\$150,512.00</b>	<b>\$154,162.00</b>	<b>\$154,812.00</b>	<b>\$163,312.00</b>
<b>Expenses</b>					
Repairs & maintenance	\$7,800.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Insurance	\$9,000.00	\$9,500.00	\$10,000.00	\$10,500.00	\$11,000.00
Legal	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Lawn care (on contract)	\$19,098.00	\$21,000.00	\$21,500.00	\$22,000.00	\$22,500.00
Lawn care (off contract)	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Irrigation system expense	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Management fees	\$3,100.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Pest control	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Mailing	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Snow & ice	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
Electricity	\$350.00	\$350.00	\$350.00	\$350.00	\$3,500.00
Tax & license	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Gutter repair	\$20,000.00				
Drains/curb concrete	\$5,496.00				
Road crack seal				\$2,000.00	
Meeting	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Miscellaneous	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
2023 Project - Stucco/paint	\$80,000.00	\$80,000.00			
2024 - Stucco/paint			\$50,000.00		
2025 Project - Decks/rails				\$50,000.00	
2026 Project - Decks/rails					\$40,000.00
2027 Project - Drainage					
<b>Estimated Yr Expenses</b>	<b>\$151,144.00</b>	<b>\$126,150.00</b>	<b>\$97,150.00</b>	<b>\$100,150.00</b>	<b>\$92,300.00</b>
<b>Year end capital - expenses</b>	<b>-\$9,511.00</b>	<b>-\$25,350.00</b>	<b>\$3,650.00</b>	<b>\$650.00</b>	<b>\$8,500.00</b>

❖ At \$350/month fees there is still depletion of the reserve fund but not as much as with \$325/month

❖ This does not prepare for the capital projects in the five years beyond 2027

❖ Alternative to fee increase is assessments on owners relative to increased yearly costs.



# Five year capital budget at fee of \$400/month

Shadow Run Five Year Projected Budget

\$400 monthly fee	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
<b>Cash</b>					
Estimated cash flow	\$122,115.00	\$115,200.00	\$155,200.00	\$115,200.00	\$115,200.00
Oper. cash - Start of year	\$33,918.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total working capital</b>	\$156,033.00	\$115,200.00	\$155,200.00	\$115,200.00	\$115,200.00
<b>Reserve acct. balance at beginning of 2023</b>	\$185,373.00				
<b>Reserve acct. balance end of year</b>	\$190,262.00	\$179,312.00	\$237,362.00	\$252,412.00	\$275,312.00
<b>Expenses</b>					
Repairs & maintenance	\$7,800.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Insurance	\$9,000.00	\$9,500.00	\$10,000.00	\$10,500.00	\$11,000.00
Legal	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Lawn care (on contract)	\$19,098.00	\$21,000.00	\$21,500.00	\$22,000.00	\$22,500.00
Lawn care (off contract)	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Irrigation system expense	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Management fees	\$3,100.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Pest control	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Mailing	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Snow & ice	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
Electricity	\$350.00	\$350.00	\$350.00	\$350.00	\$3,500.00
Tax & license	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Gutter repair	\$20,000.00				
Drains/curb concrete	\$5,496.00			\$2,000.00	
Road crack seal	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Meeting	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Miscellaneous	\$80,000.00				
2023 Project - Stucco/paint		\$80,000.00	\$50,000.00		
2024 - Stucco/paint				\$50,000.00	
2025 Project - Decks/trails					\$50,000.00
2026 Project - Decks/trails					
2027 Project - Drainage					\$40,000.00
<b>Estimated Yr Expenses</b>	<b>\$151,144.00</b>	<b>\$126,150.00</b>	<b>\$97,150.00</b>	<b>\$100,150.00</b>	<b>\$92,300.00</b>
<b>Year end capital - expenses</b>	<b>\$4,889.00</b>	<b>-\$10,950.00</b>	<b>\$98,050.00</b>	<b>\$15,050.00</b>	<b>\$22,900.00</b>

❖At fee of \$400/month there appears to be ample money to maintain and grow the reserve account.  
❖This may be more than need for the five years beyond but a stable reserve account at or above \$200,000 is prudent.