

**SHADOW RIDGE TOWNHOME HOMEOWNERS ASSOCIATION, INC.  
2018 BUDGET**

	2017 ACTUAL	2017 BUDGET	2018 BUDGET
<b>Beginning Funds</b>	\$22,835.46	\$22,835.46	\$32,846.19
<b>RECEIPTS:</b>			
HOA DUES --Including Outstanding Assmts. Collected	\$41,641.19	\$40,800.00	\$40,800.00
Late Fees & Interest/V.Fees	\$ 425.33	\$ 0.00	\$ 0.00
Collection of outstanding Special Assessments	\$ 0.00	\$ 0.00	\$ 0.00
Outstanding HOA Dues*	(\$ 232.23)	(\$ 232.23)	(\$ 954.38)
Miscellaneous Receipts:	\$ 5,191.70**	\$ 0.00	\$ 0.00
Transfer Fees	\$ 400.00		
Woodstove Cleaning/Insp.)	\$ 2,090.00	\$ 1,500.00	\$ 2,200.00
<b>AVAILABLE FUNDS:</b>	<b>\$72,583.68</b>	<b>\$65,135.46</b>	<b>\$75,846.19</b>
<b>DISBURSEMENTS:</b>			
Accounting	\$ 250.00	\$ 275.00	\$ 275.00
Administrative	\$ 336.99	\$ 600.00	\$ 600.00
Advertising	\$ 0.00	\$ 400.00	\$ 400.00
Association Manager	\$ 5,700.00	\$ 5,700.00	\$ 5,700.00
Insurance	\$ 9,840.00	\$12,150.00	\$12,534.00
Legal	\$ 0.00	\$ 2,000.00	\$ 2,000.00
Taxes	\$ 0.00	\$ 0.00	\$ 0.00
Misc. Administrative	\$ 0.00	\$ 150.00	\$ 150.00
<b>OPERATING:</b>			
Lawn Maintenance	\$ 5,670.00	\$ 6,500.00	\$ 6,500.00
Sprinkler system/Maint.	\$ 2,049.95	\$ 2,000.00	\$ 2,300.00
Maint./Repairs	\$ 4,176.98	\$11,000.00	\$11,000.00
Trash/Water	\$10,707.69	\$ 9,000.00	\$11,500.00
Utilities	\$ 290.07	\$ 375.00	\$ 375.00
Snow Removal	\$ 590.00	\$ 1,500.00	\$ 1,500.00
Misc. Operating	\$ 125.81***	\$ 0.00	\$ 0.00
<b>CAPITAL EXPENSE IMP.:</b> (Roofs)	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>TOTAL DISBURSEMENTS:</b>	<b>\$39,737.49</b>	<b>\$52,450.00</b>	<b>\$54,834.00</b>
<b>Reserve:</b>	<b>\$32,846.19</b>	<b>\$12,685.46</b>	<b>\$21,012.19</b>
For Budget the Reserve should be allocated as follows:			
<b>CAPITAL IMP. RESERVE:</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>WORKING CAPITAL Reserve:</b>	<b>\$32,846.19</b>	<b>\$12,685.46</b>	<b>\$21,012.19</b>
<b>Total of Capital Imp. Reserve &amp; Working Capital Reserve:</b>	<b>\$32,846.19</b>	<b>\$12,685.46</b>	<b>\$21,012.19</b>

\*Note: ( ) Amounts reflect accounts that were delinquent at the end of the year, these figures are not added to income. Outstanding accounts collected during the year 2017 are reflected under the HOA Dues (Actual) Column.

\*\* Refund Received from State Farm Insurance

\*\*\* Refund paid to RJA Properties for overpayment of Homeowners Association Dues

Secretary: 