

SHADOW RUN HOMEOWNERS ASSC, INC.
83 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 ANNUAL BUDGET	2025 PROJECTED EXP	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT	2026 COST PER UNIT AMOUNT
4010	Unit Maintenance Fees	\$154,455	\$154,695	\$159,383	\$13,282	\$160
	TOTAL REVENUE	\$154,455	\$154,695	\$159,383	\$13,282	\$160
	OPERATING EXPENSES					
5010	Administrative/Office	\$4,830	\$4,750	\$4,750	\$396	\$5
5020	Coupon	\$800	\$706	\$706	\$59	\$1
5030	Website		\$750	\$750	\$63	\$1
5200	Termite Contract	\$5,000	\$4,500	\$5,000	\$417	\$5
5300	Insurance	\$7,430	\$4,295	\$6,550	\$546	\$7
5400	Lawn Contract	\$27,550	\$27,648	\$28,848	\$2,404	\$29
5410	Lawn/Fert/Weed/Pest	\$1,000	\$250	\$1,000	\$83	\$1
5440	Lawn/Tree Trim	\$6,000	\$2,925	\$4,000	\$333	\$4
5450	Lawn Lakes & Banks	\$4,260	\$3,152	\$4,260	\$355	\$4
5610	Taxes - Permits & Licenses	\$320	\$280	\$320	\$27	\$0
5620	Corp Annual Filing Fee	\$100	\$100	\$100	\$8	\$0
5800	Management Fee Exp. 03/25 - 60 Day Notice	\$13,044	\$13,044	\$13,440	\$1,120	\$13
5900	Legal Fees	\$2,000	\$8,062	\$2,000	\$167	\$2
5910	Accounting & Audit Fees	\$400	\$0	\$400	\$33	\$0
5920	Sugar Creek Entrance (Entrance Committee)	\$500	\$500	\$500	\$42	\$1
6100	Maintenance & Repair	\$6,000	\$6,635	\$3,500	\$292	\$4
6220	Pool Permit	\$150	\$150	\$150	\$13	\$0
	Pool Housekeeping			\$1,350	\$113	\$1
6210	Pool Repairs	\$3,500	\$4,890	\$3,500	\$292	\$4
6200	Pool Contract	\$11,550	\$11,247	\$11,550	\$963	\$12
7000	Electric	\$6,300	\$6,558	\$6,550	\$546	\$7
7001	Water	\$3,000	\$3,539	\$3,710	\$309	\$4
7002	Trash	\$15,840	\$15,836	\$15,950	\$1,329	\$16
	TOTAL OPERATING EXPENSES	\$119,574	\$119,815	\$118,884	\$9,907	\$119
	RESERVES					
9020	Reserves - Pool	\$1,653	\$1,653	\$1,653	\$138	\$2
9060	Reserves - Retention Pond	\$18,696	\$18,696	\$18,711	\$1,559	\$19
9010	Reserves - Paving Roads	\$11,832	\$11,832	\$10,985	\$915	\$11
9015	Sidewalk Reserve	\$2,700	\$2,700	\$3,000	\$250	\$3
	Deferred Maintenance Reserve			\$6,150	\$250	\$3
	TOTAL RESERVES	\$34,881	\$34,881	\$40,499	\$2,862	\$37
	TOTAL EXPENSES	\$154,455	\$154,695	\$159,383	\$12,769	\$160

MONTHLY MAINTENANCE FEE FOR 2026

\$160.00

Susan Navage