

Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2018	2019	2020	2021	2022	2023
Balance Brought Forward	-\$895.37	\$11,635.87	\$8,539.74	\$9,103.61	\$8,917.48	\$8,731.35
Income						
Assessments		\$11,700.00	\$15,990.00	\$15,990.00	\$15,990.00	\$15,990.00
Late assessment fees		\$5,000.00	\$750.00			
Legal fees recovered						
Interest						
Miscellaneous		\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Total Income		\$16,800.00	\$16,840.00	\$16,090.00	\$16,090.00	\$16,090.00
Reimbursements						
Retention Pond Mowing		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roundabout Water Meter						
Roundabout Mowing						
Total Receipts		\$16,800.00	\$16,840.00	\$16,090.00	\$16,090.00	\$16,090.00
Expenses						
Master Res. Assoc. Fee		\$710.88	\$710.88	\$710.88	\$710.88	\$710.88
Grounds Maintenance						
Mowing per contract		\$7,200.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00
Monument landscaping		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Chancellorsville cleanup		\$3,800.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fees		\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00
Annual Corporate Fee		\$61.25	\$61.25	\$61.25	\$61.25	\$61.25
Repairs & Maintenance		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Irrigation systems						
Monuments						
Utilities – water		\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Banking – checks & fees		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal fees		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Insurance-BoD & Liability		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Website		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Newsletter						
Postage		\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Tree removal		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Board or Member Meeting		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CPA (annual tax return)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment		\$300.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses		\$19,896.13	\$16,276.13	\$16,276.13	\$16,276.13	\$16,276.13
Revenue (income-expenses)		-\$3,096.13	\$563.87	-\$186.13	-\$186.13	-\$186.13
Reserve Fund Balance EoY	\$11,635.87	\$8,539.74	\$9,103.61	\$8,917.48	\$8,731.35	\$8,545.22
Assessment for Fiscal Year (potential value to meet bylaws)		\$190.00	\$205.00	\$205.00	\$205.00	\$205.00
Rebate on Assessment		\$40.00				
			\$150.00	Assessment for 2019 only		