

# Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2020	2021	2022	2023	2024	2025
<b>Balance Brought Forward</b>	-----	\$12,761.20	\$8,434.95	\$8,788.70	\$9,142.45	\$9,496.20
<b>Income</b>						
Assessments		\$13,260.00	\$17,940.00	\$17,940.00	\$17,940.00	\$17,940.00
Miscellaneous		\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
<b>Total Income</b>		\$13,360.00	\$18,040.00	\$18,040.00	\$18,040.00	\$18,040.00
<b>Expenses</b>						
Master Res. Assoc. Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds Maintenance						
Mowing per contract		\$7,680.00	\$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		\$0.00	\$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						
Office		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
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		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance-BoD & Liability		\$1,673.00	\$1,673.00	\$1,673.00	\$1,673.00	\$1,673.00
Website		\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Newsletter		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Tree removal		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Board or Member Meeting		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CPA (annual tax return)		\$212.00	\$212.00	\$212.00	\$212.00	\$212.00
Equipment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>		\$17,686.25	\$17,686.25	\$17,686.25	\$17,686.25	\$17,686.25
<b>Revenue (income-expenses)</b>		-\$4,326.25	\$353.75	\$353.75	\$353.75	\$353.75
<b>Estimated Reserve Dec 31</b>	\$12,761.20	\$8,434.95	\$8,788.70	\$9,142.45	\$9,496.20	\$9,849.95
<b>Assessment for Fiscal Year</b> (potential value to meet bylaws)		\$230.00	\$230.00	\$230.00	\$230.00	\$230.00
<b>Rebate on Assessment</b>		\$60.00				

\$170.00 Assessment for current year only