

Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2022	2023	2024	2025	2026	2027
Balance Brought Forward	-----	\$12,011.88	\$8,414.63	\$8,717.38	\$9,020.13	\$9,322.88
Income						
Assessments		\$19,500.00	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00
Miscellaneous		\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Total Income		\$19,600.00	\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00
Expenses						
Master Res. Assoc. Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds Maintenance						
Mowing per contract		\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00
Monument landscaping		\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
Chancellorsville cleanup						
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						
Irrigation systems						
Monuments						
Office Expenses		\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00
Utilities – water		\$480.00	\$480.00	\$480.00	\$480.00	\$480.00
Banking – checks & fees		\$180.00	\$180.00	\$180.00	\$180.00	\$180.00
Legal fees						
Insurance-BoD & Liability		\$1,870.00	\$1,870.00	\$1,870.00	\$1,870.00	\$1,870.00
Website		\$236.00	\$236.00	\$236.00	\$236.00	\$236.00
Newsletter						
Tree removal		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Board or Member Meeting						
CPA (annual tax return)		\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Equipment						
Miscellaneous						
Total Expenses		\$23,197.25	\$23,197.25	\$23,197.25	\$23,197.25	\$23,197.25
Revenue (income-expenses)		-\$3,597.25	\$302.75	\$302.75	\$302.75	\$302.75
Estimated Reserve Dec 31	\$12,011.88	\$8,414.63	\$8,717.38	\$9,020.13	\$9,322.88	\$9,625.63
Assessment for Fiscal Year (potential value to meet bylaws)		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Rebate on Assessment		\$50.00				
Assessment for current year only		\$250.00				