

Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2021	2022	2023	2024	2025	2026
Balance Brought Forward	-----	\$9,144.22	\$9,379.97	\$9,615.72	\$9,851.47	\$10,087.22
Income						
Assessments		\$17,940.00	\$17,940.00	\$17,940.00	\$17,940.00	\$17,940.00
Miscellaneous		\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Total Income		\$18,040.00	\$18,040.00	\$18,040.00	\$18,040.00	\$18,040.00
Expenses						
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						
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		\$1,560.00	\$1,560.00	\$1,560.00	\$1,560.00	\$1,560.00
Utilities – water		\$420.00	\$420.00	\$420.00	\$420.00	\$420.00
Banking – checks & fees		\$84.00	\$84.00	\$84.00	\$84.00	\$84.00
Legal fees						
Insurance-BoD & Liability		\$1,707.00	\$1,707.00	\$1,707.00	\$1,707.00	\$1,707.00
Website		\$180.00	\$180.00	\$180.00	\$180.00	\$180.00
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)		\$212.00	\$212.00	\$212.00	\$212.00	\$212.00
Equipment						
Miscellaneous						
Total Expenses		\$17,804.25	\$17,804.25	\$17,804.25	\$17,804.25	\$17,804.25
Revenue (income-expenses)		\$235.75	\$235.75	\$235.75	\$235.75	\$235.75
Estimated Reserve Dec 31	\$9,144.22	\$9,379.97	\$9,615.72	\$9,851.47	\$10,087.22	\$10,322.97
Assessment for Fiscal Year (potential value to meet bylaws)		\$230.00	\$230.00	\$230.00	\$230.00	\$230.00
Rebate on Assessment		\$0.00				

\$230.00 Assessment for current year only