

Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2023	2024	2025	2026	2027	2028
Balance Brought Forward	-----	\$8,221.49	\$7,751.24	\$8,260.99	\$8,770.74	\$9,280.49
Income						
Assessments		\$23,400.00	\$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		\$23,500.00	\$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
Corporate Expenses						
Annual Corporate Fee		\$61.25	\$61.25	\$61.25	\$61.25	\$61.25
CPA (annual tax return)		\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Insurance-BoD & Liability		\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00
Grounds Maintenance						
Mowing per contract		\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00
Monument landscaping		\$1,280.00	\$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
Operations Expenses						
Management Fees		\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00
Website		\$154.00	\$154.00	\$154.00	\$154.00	\$154.00
Management Software		\$900.00	\$900.00	\$900.00	\$900.00	\$900.00
Office Expenses		\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
Legal fees		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Repairs & Maintenance						
Irrigation system backflow		\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Monuments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities – water		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Equipment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses		\$23,970.25	\$22,990.25	\$22,990.25	\$22,990.25	\$22,990.25
Revenue (income-expenses)		-\$470.25	\$509.75	\$509.75	\$509.75	\$509.75
Estimated Reserve Dec 31	\$8,221.49	\$7,751.24	\$8,260.99	\$8,770.74	\$9,280.49	\$9,790.24
Assessment for Fiscal Year (potential value to meet bylaws)		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Rebate on Assessment		\$0.00				
Assessment for current year only		\$300.00				