Bull Run Unit 1 HOA 5 Year Budget

Fiscal Year	2024	2025	2026	2027	2028	2029
Balance Brought Forward	- - - - - -	$6,642.75	$7,351.39	$7,923.62	$8,495.85	$9,068.08
Income						
Assessments		$24,180.00	$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		$24,280.00	$23,500.00	$23,500.00	$23,500.00	$23,500.00
Expenses						
Master Res. Assoc. Assessment		$670.11	$26.52	$26.52	$26.52	$26.52
Corporate Expenses						
Annual Corporate Fee		$61.25	$61.25	$61.25	$61.25	$61.25
CPA (annual tax return)		$190.00	$190.00	$190.00	$190.00	$190.00
Insurance-BoD & Liability		$1,980.00	$1,980.00	$1,980.00	$1,980.00	$1,980.00
Grounds Maintenance						
Mowing per contract		$13,200.00	$13,200.00	$13,200.00	$13,200.00	$13,200.00
Monument landscaping		$400.00	$400.00	$400.00	$400.00	$400.00
Tree removal		$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
Operations Expenses						
Management Fees		$3,900.00	$3,900.00	$3,900.00	$3,900.00	$3,900.00
Website		$170.00	$170.00	$170.00	$170.00	$170.00
Management Software		$50.00	$50.00	$50.00	$50.00	$50.00
Office Expenses		$400.00	$400.00	$400.00	$400.00	$400.00
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		$23,571.36	$22,927.77	$22,927.77	$22,927.77	$22,927.77
Revenue (income-expenses)		$708.64	$572.23	$572.23	$572.23	$572.23
Estimated Reserve Dec 31	$6,642.75	$7,351.39	$7,923.62	$8,495.85	$9,068.08	$9,640.31
Assessment for Fiscal Year		$310.00	$300.00	$300.00	$300.00	$300.00
(potential value to meet bylaws)						
Rebate on Assessment		$0.00				
Assessment for current year only		$310.00				