2018 Ratified Annual Budget

Shadow Creek HOA	2016 Actual	2017 Budget (69) Homes	2018 Budget (72) Homes	% of Total Expenses
Revenues				
		270	278	
Assessment Income	196,300.00	223,560	240,192	
Late Charges	302.00			
Miscellaneous Income	1,205.75			
Reserve Contribution New Owner	6040.00			
Reserve Interest Income	332.99		395	
Operating Interest Income	8.34		25	
TOTAL REVENUES	204,189.08		240,612	
Expenses				
Utilities				
Electric	1,110.60	1,350	1,050	0.4
Irrigation Water/Sewer	20,544.29	17,800	18,000	7.5
Operating Costs				
Water Feature Maintenance	1,694	2,700	2,925	1.2
Building Maintenance	6,942.94	5,500	6,000	2.5
Roof and Gutter Repairs	0.00	0	1,000	0.4
Painting	19,426.74	17,900	20,000	8.3
Pest Control	263.54	1,500	1,500	0.6
Landscape Maintenance Contract	25,364	29,052	29,376	12.2
Irrigation Repairs	4,304.38	3,100	3,600	1.5
Plants/Tree Replacement	2,690.66	2,500	2,500	1.0
Tree Pruning at Height	0.00	4,200	4,990	2.1
Snow Removal	20,728.89	23,000	23,000	9.6
Concrete Maintenance	10,063.94	4,500	4,500	1.9
Grounds - Other	6,342.55	10,000	10,000	4.2
Contingency		500	500	0.2
Administration				
Management	14,654.00	16,221	17,366	7.2
Administration	2,268.93	2,000	2,250	0.9
Insurance	30,117.02	33,380	42,500	17.7
Audit/Tax Prep	375.00	375	3,800	1.6
Reserve Study	0	3,000	0	0.0
Legal	162.50	3,000	500	0.2
Legal Passthrough	0	0	800	0.3
Property Taxes	318.03	325	325	0.1
Community Activities	455.90	500	500	0.2
Reserves				
Reserve Transfer	36,361.17	41,207	43,630	18.1
TOTAL EXPENSES	204,189.08	223,610.00	240,612.00	100.00