

## Shadow Wood Community Association 2021 Budget Summary

	2021 Operating Fund Budget	2021 Replacement Fund Budget
<b>REVENUES:</b>		
Common Area Operating Fund Assessment	\$ 4,586,500 [1]	\$ -
Common Area 2020 Surplus	200,000	-
Common Area Replacement Fund Assessment	-	59,200 [2]
Common Area Resale Contributions	-	216,000
Non-HOA Operating Fund Assessment	212,500 [3]	-
Non-HOA Replacement Fund Assessment	-	170,000 [3]
Interest Income and Misc Revenue	83,000	50,000
<b>TOTAL REVENUES</b>	<b>\$ 5,082,000</b>	<b>\$ 495,200</b>
<b>EXPENSES:</b>		
Administration	\$ 2,126,700 [1]	\$ -
Community Patrol	898,900	-
Common Area Landscape Operations	2,056,400	-
Common Area Renovations	-	541,300
Non-HOA Asphalt Renovations	-	28,400
<b>TOTAL EXPENSES</b>	<b>\$ 5,082,000</b>	<b>\$ 569,700</b>
<b>EXCESS EXPENSES OVER REVENUES</b>	<b>\$ -</b>	<b>\$ (74,500)</b>

	Units	Common Operating	Neigh Operating	Common Cap Rep	Neigh Cap Rep	2021
Magnolia Bend	28	3,156	809	40	494	4,499
Lake Forest	42	3,156	508	40	496	4,200
The Reserve	27	3,156	564	40	442	4,202
Oakbrook	22	3,156	539	40	330	4,065
Orchid Ridge	67	3,156	388	40	294	3,878
Woodsedge	26	3,156	413	40	354	3,963
Willow Walk	15	3,156	789	40	534	4,519
Banyan Cove	22	3,156	604	40	407	4,207
Glen Lakes	35	3,156	353	40	290	3,839
Chartwell	20	3,156	598	40	616	4,410
Idlewilde	58	3,156	318	40	261	3,775
Summerfield	54	3,156	252	40	265	3,713
Fairview	22	3,156	384	40	305	3,885
Cedar Glen	53	3,156	277	40	220	3,693
Glenview	17	3,156	-	40	-	3,196
Sycamore Grove	22	3,156	-	40	-	3,196
Kenwood	26	3,156	-	40	-	3,196
Woodmont	31	3,156	-	40	-	3,196
Sweet Bay	38	3,156	-	40	-	3,196
Northridge	30	3,156	-	40	-	3,196
Ginger Pointe	53	3,156	-	40	-	3,196
Hawthorne	45	3,156	-	40	-	3,196
Baycrest	26	3,156	-	40	-	3,196
Plumbago Pointe	13	3,156	-	40	-	3,196
Tamarind Trace	41	3,156	-	40	-	3,196
Laurel Meadow	69	3,156	-	40	-	3,196
Longleaf	61	3,156	-	40	-	3,196
Mahogany Cove	40	3,156	-	40	-	3,196
Oak Strand	30	3,156	-	40	-	3,196
Morningside	128	2,961	-	40	-	3,001
Cypress Hammock	116	2,961	-	40	-	3,001
Indigo Isle	36	2,961	-	40	-	3,001
Palmetto Ridge	64	2,961	-	40	-	3,001
Oak Hammock	104	2,961	-	40	-	3,001
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**FOOT NOTES:**

- <sup>1</sup> The annual operating assessment includes Hotwire bulk TV/Internet for all Shadow Wood residents @ \$83/mon.
- <sup>2</sup> The common area capital replacement fund assessment to fund the infrastructure in the common areas of the community is \$40/unit for all Shadow Wood residents.
- <sup>3</sup> Residents living in Non-HOA neighborhoods are assessed for their neighborhood operating costs and a charge to fund the replacement of neighborhood assets.