

## Shadow Wood Community Association 2023 Budget Summary

	<b>2023 Operating Fund Budget</b>	<b>2023 Replacement Fund Budget</b>
<b>REVENUES:</b>		
Common Area Operating Fund Assessment	\$ 5,254,420 [1]	\$ -
Common Area Replacement Fund Assessment	-	59,240 [2]
Common Area Resale Contributions	-	285,000
Non-HOA Operating Fund Assessment	237,430 [3]	-
Non-HOA Replacement Fund Assessment	-	173,400 [3]
Interest Income and Misc Revenue	93,000	85,900
<b>TOTAL REVENUES</b>	<b>\$ 5,584,850</b>	<b>\$ 603,540</b>
<b>EXPENSES:</b>		
Administration (includes Hotwire)	\$ 2,260,950 [1]	\$ -
Gatehouse/Community Patrol	1,026,000	-
Common Area Grounds Operations	2,297,900	-
Common Area Renovations	-	1,113,444
Non-HOA Asphalt Renovations	-	243,202
<b>TOTAL EXPENSES</b>	<b>\$ 5,584,850</b>	<b>\$ 1,356,646</b>
<b>EXCESS EXPENSES OVER REVENUES</b>	<b>\$ -</b>	<b>\$ (753,106)</b>

	<b>Units</b>	<b>Common Operating</b>	<b>Neigh Operating</b>	<b>Common Cap Rep</b>	<b>Neigh Cap Rep</b>	<b>2023</b>
<b>CONTRIBUTION BY NEIGHBORHOOD:</b>						
Magnolia Bend	28	3,607	932	40	463	5,042
Lake Forest	42	3,607	547	40	508	4,702
The Reserve	27	3,607	620	40	454	4,721
Oakbrook	22	3,607	548	40	330	4,525
Orchid Ridge	67	3,607	460	40	301	4,408
Woodsedge	26	3,607	442	40	357	4,446
Willow Walk	15	3,607	869	40	539	5,055
Banyan Cove	22	3,607	654	40	421	4,722
Glen Lakes	35	3,607	388	40	288	4,323
Chartwell	20	3,607	672	40	619	4,938
Idlewilde	58	3,607	372	40	268	4,287
Summerfield	54	3,607	304	40	275	4,226
Fairview	22	3,607	421	40	310	4,378
Cedar Glen	53	3,607	293	40	247	4,187
Glenview	17	3,607	-	40	-	3,647
Sycamore Grove	22	3,607	-	40	-	3,647
Kenwood	26	3,607	-	40	-	3,647
Woodmont	31	3,607	-	40	-	3,647
Sweet Bay	38	3,607	-	40	-	3,647
Northridge	30	3,607	-	40	-	3,647
Ginger Pointe	53	3,607	-	40	-	3,647
Hawthorne	45	3,607	-	40	-	3,647
Baycrest	26	3,607	-	40	-	3,647
Plumbago Pointe	13	3,607	-	40	-	3,647
Tamarind Trace	41	3,607	-	40	-	3,647
Laurel Meadow	69	3,607	-	40	-	3,647
Longleaf	61	3,607	-	40	-	3,647
Mahogany Cove	40	3,607	-	40	-	3,647
Oak Strand	30	3,607	-	40	-	3,647
Morningside	128	3,412	-	40	-	3,452
Cypress Hammock	116	3,412	-	40	-	3,452
Indigo Isle	36	3,412	-	40	-	3,452
Palmetto Ridge	64	3,412	-	40	-	3,452
Oak Hammock	104	3,412	-	40	-	3,452
	<b>1481</b>					

**FOOT NOTES:**

- 1 The annual operating assessment includes Hotwire bulk TV/Internet for all Shadow Wood residents @ \$89.75/mon.
  
- 2 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.
  
- 3 Residents living in Non-HOA neighborhoods are assessed for their neighborhood operating costs and a charge to fund the replacement of neighborhood assets.