

Shadow Wood Community Association 2024 Budget Summary

	2024 Operating Fund Budget	2024 Replacement Fund Budget
REVENUES:		
Common Area Operating Fund Assessment	\$ 5,726,160 1	\$ -
Common Area Replacement Fund Assessment	-	103,670 2
Common Area Resale Contributions	-	300,000
Non-HOA Operating Fund Assessment	238,240 3	-
Non-HOA Replacement Fund Assessment	-	174,000 3
Interest Income and Misc Revenue	165,500	195,190
High Visibility Projects	551,265 4	-
TOTAL REVENUES	\$ 6,681,165	\$ 772,860
EXPENSES:		
Administration (includes Hotwire)	\$ 2,487,800 1	\$ -
Gatehouse/Community Patrol	1,072,300	-
Common Area Grounds Operations	2,569,800	-
Common Area Renovations	-	899,024
Non-HOA	-	349,719
High Visibility Projects	551,265 4	-
TOTAL EXPENSES	\$ 6,681,165	\$ 1,248,743
EXCESS EXPENSES OVER REVENUES	\$ -	\$ (475,883)

	Units	Common Operating	Neigh Operating	Common Cap Rep	Neigh Cap Rep	Subtotal 2024	2024 HVP Project	2024 Total Assessment
Magnolia Bend	28	3,925	889	70	510	5,394	421	5,815
Lake Forest	42	3,925	562	70	501	5,058	452	5,510
The Reserve	27	3,925	618	70	477	5,090	433	5,523
Oakbrook	22	3,925	568	70	333	4,896	414	5,310
Orchid Ridge	67	3,925	442	70	290	4,727	408	5,135
Woodsedge	26	3,925	461	70	355	4,811	436	5,247
Willow Walk	15	3,925	886	70	553	5,434	486	5,920
Banyan Cove	22	3,925	673	70	439	5,107	437	5,544
Glen Lakes	35	3,925	407	70	287	4,689	411	5,100
Chartwell	20	3,925	691	70	630	5,316	461	5,777
Idlewilde	58	3,925	362	70	269	4,626	401	5,027
Summerfield	54	3,925	301	70	267	4,563	399	4,962
Fairview	22	3,925	433	70	319	4,747	408	5,155
Cedar Glen	53	3,925	301	70	229	4,525	362	4,887
Glenview	17	3,925	-	70	-	3,995	350	4,345
Sycamore Grove	22	3,925	-	70	-	3,995	350	4,345
Kenwood	26	3,925	-	70	-	3,995	350	4,345
Woodmont	31	3,925	-	70	-	3,995	350	4,345
Sweet Bay	38	3,925	-	70	-	3,995	350	4,345
Northridge	30	3,925	-	70	-	3,995	350	4,345
Ginger Pointe	53	3,925	-	70	-	3,995	350	4,345
Hawthorne	45	3,925	-	70	-	3,995	350	4,345
Baycrest	26	3,925	-	70	-	3,995	350	4,345
Plumbago Pointe	13	3,925	-	70	-	3,995	350	4,345
Tamarind Trace	41	3,925	-	70	-	3,995	350	4,345
Laurel Meadow	69	3,925	-	70	-	3,995	350	4,345
Longleaf	61	3,925	-	70	-	3,995	350	4,345
Mahogany Cove	40	3,925	-	70	-	3,995	350	4,345
Oak Strand	30	3,925	-	70	-	3,995	350	4,345
Morningside	128	3,730	-	70	-	3,800	350	4,150
Cypress Hammock	116	3,730	-	70	-	3,800	350	4,150
Indigo Isle	36	3,730	-	70	-	3,800	350	4,150
Palmetto Ridge	64	3,730	-	70	-	3,800	350	4,150
Oak Hammock	104	3,730	-	70	-	3,800	350	4,150
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FOOT NOTES:

1 The annual assessment shown above reflects the common area base operating expense for all Shadow Wood residents.

2 The common area capital replacement fund assessment to fund the infrastructure in the common areas of the community is \$70/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.

4 This reflects the 2024 High Visibility Projects assessment.