Shadow Run Homeowners Association

2026 Budget Summary

Account Name	Budget Total	Expense per Unit/Annum
General & Administrative:	$ 1,620.00	$ 8.22
Insurance:	$ 4,875.00	$ 24.75
Landscaping:	$ 32,900.00	$ 167.01
MANAGEMENT FEES	$ 16,200.00	$ 82.23
Professional Fees:	$ 4,290.00	$ 21.78
Reserve Expense Unallocated:	$ 33,000.00	$ 167.51
Taxes:	$ 315.00	$ 1.60
Utilities:	$ 5,000.00	$ 25.38
Legal Fees Expense:	$ 9,500.00	$ 48.22

Assessment/Unit	270
# of units	197
Assessments due on the 1st day of each:	January, July

Operating Fund		
*11/30/2025 Balance Forwarc	$	72,006.93
2025 Remaining Budget	$	(33,434.94)
Plus 2026 Income		108,879.96
Less 2026 Expenses		(107,700.00)
Expected Cash Balance	$	39,751.95

Reserve Fund		
*11/30/2025 Balance Forwar	$	92,850.10
2025 Remaining Budget		29000
Less 2026 Expenses		0
Plus 2026 Contributions	$	32,999.96
Expected Cash Balance	$	154,850.06

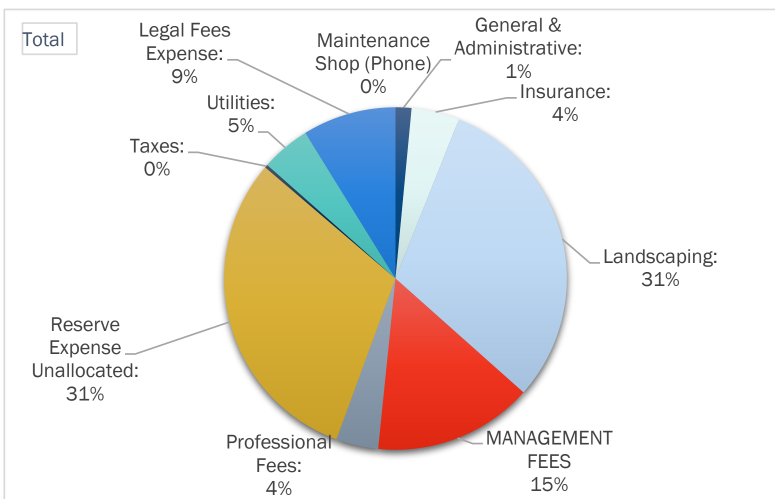
Annual Income	Total
HOA Assessment Income	$ 106,380.00
Legal Fees Reimbursement Income	$ 2,500.00
	$ -
	$ -
	$ -
	$ -

Rsv Exp Allocated	0.00
Rsv Exp Allocated	0.00
Rsv Exp Allocated	0.00

Reserve Funding
Funded as of 01/01/2025
37.93 %

% Funded as of 12/31/2025
48.2 %

Deficit/(Excess) per Unit
$ 844.6



**Reserve Study Disclosure
RCW 64.90.525. Shadow Run Homeowners Association has performed a reserve study that satisfies statute RCW 64.90.550

Shadow Run Homeowners Association

2026 Operating Budget

Operating Fund:			Reserve Fund:				
*11/30/2025 Balance Forward	$	72,006.93	*11/30/2025 Balance Forward	$	92,850.10	Assessments due on the 1st day of each:	January, July
12/31/2026 Expected Cash Balance	$	39,751.99	12/31/2026 Expected Cash Balance	$	154,850.10	Assessment/Unit	$ 270.00
						# of units	197

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash on hand (begin of mor	38,571.99	84,431.14	77,100.29	69,769.44	55,708.59	47,877.75	40,046.91	85,406.07	77,575.23	69,744.42	59,538.61	47,082.80	
Income													
HOA Assessment Income	53,190.00	0.00	0.00	0.00	0.00	0.00	53,190.00	0.00	0.00	0.00	0.00	0.00	106,380.00
Legal Fees Reimburse Incor	208.34	208.34	208.34	208.34	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
Total Income	53,398.34	208.34	208.34	208.34	208.33	208.33	53,398.33	208.33	208.33	208.33	208.33	208.33	108,880.00
Total cash available	91,970.33	84,639.48	77,308.63	69,977.78	55,916.92	48,086.08	93,445.24	85,614.40	77,783.56	69,952.75	59,746.94	47,291.13	
Expenses													
Management fees	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	16,200.00
Printing & Reproduction	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Postage & Mailings	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
License & Permits	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.66	1.66	1.66	1.66	20.00
Administrative Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00
CPA - Audit	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
CPA - Tax Preparation	20.84	20.84	20.84	20.84	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
Reserve Study	0.00	0.00	0.00	1,290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,290.00
Legal Exp: Reimbursable	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
Legal Exp: Non-Reimbursab	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
Federal Income Tax	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
Property Tax	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	250.00
Electricity	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Irrigation Assessment	0.00	0.00	0.00	2,250.00	0.00	0.00	0.00	0.00	0.00	2,250.00	0.00	0.00	4,500.00
Monthly Contract Maint.	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	29,400.00
Irrigation Repair - Parts/Lab	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	3,500.00
Property & Liability Insuranc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,875.00	0.00	4,875.00
Reserve Deposits	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
Total Operating Expense	7,539.19	7,539.19	7,539.19	14,269.19	8,039.17	8,039.17	8,039.17	8,039.17	8,039.14	10,414.14	12,664.14	7,539.14	107,700.00
Monthly Cash After Expense													
Cash Flow	45,859.15	(7,330.85)	(7,330.85)	(14,060.85)	(7,830.84)	(7,830.84)	45,359.16	(7,830.84)	(7,830.81)	(10,205.81)	(12,455.81)	(7,330.81)	1,180.00
Cumulative Cash Flow	45,859.15	38,528.30	31,197.45	17,136.60	9,305.76	1,474.92	46,834.08	39,003.24	31,172.43	20,966.62	8,510.81	1,180.00	
ash Balance (end of month)	84,431.14	77,100.29	69,769.44	55,708.59	47,877.75	40,046.91	85,406.07	77,575.23	69,744.42	59,538.61	47,082.80	39,751.99	
Reserve Expenses Allocated													
Rsv Exp Allocated													0.00
Rsv Exp Allocated													0.00
Rsv Exp Allocated													0.00
Rsv Exp Allocated													0.00
Rsv Exp Allocated													0.00
Total Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Reserve Study Disclosure RCW 64.90.525. Shadow Run Homeowners Association has performed a reserve study that satisfies statute RCW 64.90.550