

**SHADOW CREEK MANOR
PUBLIC OFFERING STATEMENT**

ATTACHMENT "E"

**ASSOCIATION'S CURRENT BALANCE SHEET
AND PROJECTED BUDGET
FOR FIRST FISCAL YEAR**

[to be attached]

SHADOW CREEK MANOR HOMEOWNERS ASSOCIATION - 2004 ANNUAL BUDGET & BUILD OUT BUDGET

Monthly Assessment: \$40.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
Number of Units:															
REVENUE															
Assessments	\$2,640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$880.00	\$1,320.00	\$3,640.00	\$43,680.00
Capital Contributions	\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00	\$2,200.00	\$2,200.00	\$0.00	\$0.00
TOTAL	\$9,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,640.00	\$3,080.00	\$3,520.00	\$3,640.00	\$43,680.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
OPERATING EXPENSE															
Insurance - liability/fidelity	\$0.00													\$133.33	\$1,600.00
Directors & Officers	\$1,500.00													\$125.00	\$1,500.00
TOTAL	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.33	\$3,100.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
COMMON AREA MAINTENANCE															
General Site Repairs/Maint	\$0.00													\$100.00	\$1,200.00
Landscape Maint Contract	\$0.00													\$800.00	\$9,600.00
Landscape Maint Repairs	\$0.00													\$50.00	\$600.00
TOTAL	\$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	\$950.00	\$11,400.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
MANAGEMENT & ADMINISTRATION															
Accounting/Tax Prep	\$0.00													\$29.17	\$350.00
Legal	\$0.00													\$30.00	\$360.00
Corporation fees and Licenses	\$900.00													\$9.58	\$115.00
Management Contract	\$90.00													\$728.00	\$8,736.00
Website	\$127.00													\$30.00	\$360.00
Postage/Copies/Faxes	\$0.00													\$91.00	\$1,092.00
Ombudsman	\$0.00													\$22.75	\$273.00
TOTAL	\$1,117.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$374.00	\$380.00	\$363.00	\$940.50	\$11,286.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
UTILITIES															
Electricity	\$0.00													\$200.00	\$2,400.00
Water	\$0.00													\$500.00	\$6,000.00
TOTAL	\$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	\$700.00	\$8,400.00
RESERVES	\$6,600.00													\$752.08	\$9,025.00

	ANNUAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	MONTHLY	ANNUAL
		0	0	0	0	0	0	0			11	22	33	91	1092
TOTAL EXPENSES	\$9,217.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,574.00	\$2,580.00	\$4,063.00	\$3,600.92	\$43,211.00
NET INCOME	23.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.00	500.00	(543.00)	39.08	469.00

OK
S.R.P.