Shadow Woods Estates Homeowners Association

Notice of 2027 Budget and Board Meeting

11/12/2026

Website: shadowwoods.ngpcam.com

Dear Shadow Woods Estates Neighbor,

This notice is hereby given that in accordance with the Bylaws of your community, Shadow Woods Estates Homeowners Association will hold its 2027 Budget Meeting on the following date, time and location:

Meeting Details
Location: Virtually via RingCentral Video Call, to join use: https://v.ringcentral.com/join/606336453
Date: Monday, 11/16/2026
Time: 6:30 P.M.

The Proposed 2027 budget contemplates a 10.7% increase in the monthly assessment to defray maintenance costs both from reserve and operating funds.

Please find Meeting Agenda below:

2027 Budget Meeting Agenda:

1. Roll Call
2. Proof of Notice
3. Disposal of Meeting Minutes
4. 2027 Budget Review
5. Approval of the 2027 Budget
6. Adjournment

Signed The Board of Directors

NewGauge Property Management 11928 Sheldon Rd. #101 Tampa, FL 33626
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Shadow Woods Estates Homeowners Association
Proposed 2027 Budget

Shadow Woods Estates Proposed 2027 Budget							
January 1, 2027 - December 31, 2027							
Account	Description	2026 Budget	2026 YTD	2026 Projected	2027 Budget	Monthly	
	Income		*(as of 09/2026)*				
41100	Assessments - Monthly	**$52,017.55**	**$39,015.00**	**$52,017.55**	**$57,600.00**	**$4,800.00**	10.7%
		$52,017.55	**$39,015.00**	**$52,017.55**	**$57,600.00**	**$4,800.00**	
	Expense						**Budget Variance**
51170	Administration - Office Supplies & Expenses	$740.00	$341.96	$600.00	$740.00	**$61.67**	0.0%
51160	Corp Licensing	$61.25	$61.25	$61.25	$62.00	**$5.10**	1.2%
51010	Tax Services & CPA	$350.00	$0.00	$350.00	$500.00	**$29.17**	42.9%
51150	Legal Expenses	$500.00	$907.50	$910.00	$500.00	**$41.67**	0.0%
51165	Management Services	$6,560.00	$4,905.00	$6,540.00	$6,540.00	**$545.00**	-0.3%
72060	Insurance - Property (D&O,Bond, Crime)	$4,920.30	$3,123.28	$5,060.00	$5,200.00	**$433.33**	5.7%
80210	Landscape & Common Area	$13,125.00	$9,365.00	$12,500.00	$13,781.00	**$1,148.42**	5.0%
80211	Special Projects (Non-Contract) - Plants, trees, mulch)	$750.00	$3,171.35	$3,500.00	$6,600.00	**$550.00**	780.0%
80205	Common Area - Ponds	$1,462.00	$1,068.00	$1,392.00	$1,625.00	**$135.42**	11.1%
80025	Repairs & Maintenance - General (Fencing)				$1,152.00	$96.00	
80029	Repairs & Maintenance - Access Gate	$1,500.00	$1,069.63	$1,500.00	$1,800.00	**$150.00**	20.0%
80030	Repairs & Maintenance - Well Repairs	$300.00	$0.00	$0.00	$300.00	**$25.00**	0.0%
60011	Electric	$10,980.00	$6,433.39	$8,736.00	$9,500.00	**$791.67**	-13.5%
60055	Gate Phone/Network	$2,124.00	$1,667.35	$2,284.00	$2,400.00	**$200.00**	13.0%
94010	Transfer To Reserves (Restricted)	**$3,960.00**			**$0.00**	**$0.00**	-100.0%
	Transfer to Reserves - General	**$4,685.00**	$6,483.78	$8,645.00	**$6,900.00**	$575.00	47.3%
	Total Expense	**$52,017.55**	**$38,597.49**	**$52,078.25**	**$57,600.00**	**$4,787.44**	
	Net Income (Loss)	$0.00		-$60.70	$0.00		
Monthly Assessment						**$320.00**	

Disclaimer: The budget and figures are a good faith estimate only and represents an approximation of future expenses based on fact and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

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Shadow Woods Estates Homeowners Association
Proposed 2027 Budget
Reserve Table

Association Name: Shadowwoods Estates HOA											
Reserve Schedule for Period Beginning January 1, 2027 to December 31, 2027											
Description	Replacement Cost	Life Expectancy in Years	Remaining Life in Years	Expected Cash Balance 12/31/2026	Estimated Expenses thru 12/31/2026	Balance to be Funded	Recommended Monthly Amount	Suggested Yearly Amount	Actual Monthly Allocation	Actual Annual Amount Funded	Annual Allocation Excess or (Shortfall) vs Calculated Allocation
Gate - Controllers	$ 23,000.00	10	2	$ 6,165.10	$ -	16,834.90	701.45	8,417.45	57.50	$ 690.00	(7,727.45)
Gate - Doors Metal	$ 16,000.00	20	15	$ 2,409.69	$ -	13,590.31	75.50	906.02	115.00	$ 1,380.00	473.98
Monuments / Signage	$ 60,000.00	25	20	$ 2,409.69	$ -	57,590.31	239.96	2,879.52	115.00	$ 1,380.00	(1,499.52)
Fence & Walls	$ 55,000.00	15	7	$ 2,409.69	$ -	52,590.31	626.08	7,512.90	115.00	$ 1,380.00	(6,132.90)
Well / Pump	$ 17,000.00	10	6	$ 2,409.69	$ -	14,590.31	-	2,431.72	115.00	$ 1,380.00	(1,051.72)
General Reserves	$ 10,000.00	10	1	$ 690.00	$ -	9,310.00	775.83	9,310.00	57.50	$ 690.00	(8,620.00)
TOTAL RESERVES	$ 142,000.00			$ 16,493.88	$ -	164,506.12	2,418.82	$ 31,457.60	$ 575.00	$ 6,900.00	$ (24,557.60)

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Gate - Controllers	$ 23,000.00	10	2	$ 5,475.10	$ 11,000.00	17,524.90	730.20	8,762.45	576.33	$ 6,916.00	(1,846.45)
Gate - Doors Metal	$ 16,000.00	20	7	$ 1,029.69	$ -	14,970.31	178.22	2,138.62	36.02	$ 432.25	(1,706.37)
Monuments / Signage	$ 60,000.00	25	13	$ 1,029.69	$ -	58,970.31	378.01	4,536.18	36.02	$ 432.25	(4,103.93)
Fence & Walls	$ 55,000.00	20	8	$ 1,029.69	$ -	53,970.31	562.19	6,746.29	36.02	$ 432.25	(6,314.04)
Well / Pump	$ 17,000.00	20	8	$ 1,029.69	$ -	15,970.31	-	1,996.29	36.02	$ 432.25	(1,564.04)
General Reserves	$ -	10	1	$ -	$ -	-	-	0.00	0.00	$ -	0.00
TOTAL RESERVES	$ 132,000.00			$ 9,593.88	$ 11,000.00	161,406.12	1,848.63	$ 24,179.82	$ 720.42	$ 8,645.00	$ (15,534.82)

NEW GAUGE PROPERTY MANAGEMENT RECOMMENDS PERFORMING A COMPLETE RESERVE STUDY EVERY FIVE (5) YEARS. WHEN NOT PERFORMING THE COMPLETE STUDY, A RESERVE STUDY UPDATE SHOULD BE PERFORMED.

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