



2017/2018 Budget Analysis Meadowwood

	2017 BUDGET	Updated for 10.31.17 Est 2017 Year End	2018 BUDGET	17/18 Var
Total Income	308,720.00	325,000.00	322,800.00	-2,200.00
5000 EXPENSES				
5001 Total MAINTENANCE EXPENSES	18,700.00	22,255.60	21,000.00	-1,255.60
5100 Total LANDSCAPING	58,780.00	71,114.38	82,500.00	11,385.62
5150 Total STREETS	2,250.00	3,278.26	3,200.00	-78.26
5300 Total UTILITIES	64,430.00	71,734.00	71,880.00	146.00
5400 Total TAX & LICENSES	630.00	597.00	350.00	-247.00
5550 Total MARKETING EXPENSE	0.00	404.20	410.00	5.80
5600 Total ADMINISTRATIVE	96,170.00	104,897.56	98,100.00	-6,797.56
5650 Total INSURANCE	8,000.00	7,539.00	8,800.00	1,261.00
5700 Total OFFICE	5,300.00	4,567.84	1,175.00	-3,392.84
Total Expenses	254,260.00	286,387.84	287,415.00	1,027.16
NOI	54,460.00	38,612.16	35,385.00	-3,227.16
N/O EXPENSE	6,288.00	8,649.00	18,240.00	9,591.00
Net Income	48,172.00	29,963.16	17,145.00	-12,818.16

RCW 64.38.025

a	2018 Res. asses. Budgeted from the 2017 Res. Study	\$ 18,240		
b	Special Assessments planned	0		
c	Will reserves meet projected needs	Yes		
d	Will additional funds be needed	No		
e	Recommended balance by end 2017	\$ 12,400		
e	Projected balance by end 2017	\$ 12,400		
e	Percent funded end 2017	100%		Will add additional \$1,785 to meet the balance
		Proj. Bal.	Est Res. Bal.	% of Res. Funded
f	Estimated reserve balance by end 2018	\$ 11,874	\$ 11,874	100%
f	Estimated reserve balance by end 2019	\$ 21,011	\$ 21,011	100%
f	Estimated reserve balance by end 2020	\$ 39,259	\$ 39,259	100%
f	Estimated reserve balance by end 2021	\$ 57,511	\$ 57,511	100%
f	Estimated reserve balance by end 2022	\$ 10,723	\$ 10,723	100%



2017/2018 Budget Analysis Garden Ridge

		Updated for 10.31.17			
		Est 2017 Year End		2018 BUDGET	17/18 Var
2017 BUDGET					
Total Income	81,000.00	81,272.37		81,000.00	-272.37
5000 EXPENSES					
5001 Total MAINTENANCE EXPENSES	0.00	2,429.80		2,500.00	70.20
5100 Total LANDSCAPING	36,750.00	43,089.18		47,800.00	4,710.82
5150 Total STREETS	9,000.00	58,422.53		9,000.00	-49,422.53
5300 Total UTILITIES	1,600.00	987.58		1,460.00	472.42
5600 Total ADMINISTRATIVE	19,440.00	19,440.00		19,440.00	0.00
5700 Total OFFICE	160.00	107.23		0.00	-107.23
Total Expenses	66,950.00	124,476.32		80,200.00	-44,276.32
NOI	14,050.00	-43,203.95		800.00	44,003.95
N/O INCOME	0.00	57,821.80		0.00	-57,821.80
N/O EXPENSE	13,360.00	21,945.00		19,200.00	-2,745.00
Net Income	690.00	-7,327.15		-18,400.00	-11,072.85

RCW 64.38.025

a	2018 Res. asses. Budgeted from the 2017 Res. Study	\$ 19,200			
b	Special Assessments planned	0			
c	Will reserves meet projected needs	No			
d	Will additional funds be needed	No			
e	Recommended balance by end 2017	\$ 35,668	2019 projects completed in 2017		
e	Projected balance by end 2017	\$ 4,000			
e	Percent funded end 2017	11%			
f	Estimated reserve balance by end 2018	\$ 41,987	Proj. Bal.	Est Res. Bal.	% of Res. Funded
f	Estimated reserve balance by end 2019	\$ 3,156	\$	19,700	47%
f	Estimated reserve balance by end 2020	\$ 18,645	\$	35,400	1122%
f	Estimated reserve balance by end 2021	\$ 34,063	\$	51,100	274%
f	Estimated reserve balance by end 2022	\$ 40,133	\$	66,800	196%
				74,100	185%



2017/2018 Budget Analysis Grayhawk

	2017 BUDGET	Updated for 10.31.17 Est 2017 Year End	2018 BUDGET	17/18 Var
Total Income	19,335.00	21,793.80	19,360.00	-2,433.80
5000 EXPENSES				
5001 Total MAINTENANCE EXPENSES	400.00	55.80	350.00	294.20
5100 Total LANDSCAPING	4,500.00	3,303.01	5,200.00	1,896.99
5150 Total STREETS	1,025.00	1,590.29	1,350.00	-240.29
5300 Total UTILITIES	300.00	299.13	300.00	0.87
5600 Total ADMINISTRATIVE	5,280.00	5,280.00	5,280.00	0.00
5700 Total OFFICE	0.00	10.78	0.00	-10.78
Total Expenses	11,505.00	10,539.01	12,480.00	1,940.99
NOI	7,830.00	11,254.79	6,880.00	-4,374.79
N/O INCOME	0.00	450.00	0.00	-450.00
N/O EXPENSE	5,240.00	5,240.00	7,000.00	1,760.00
Net Income	2,590.00	6,464.79	-120.00	-6,584.79

RCW 64.38.025						
a	2018 Res. asses. Budgeted from the 2017 Res. Study	\$ 7,000				Not per Reserve Study
b	Special Assessments planned	0				
c	Will reserves meet projected needs	Yes				
d	Will additional funds be needed	No				
e	Recommended balance by end 2017	\$ 7,860				
e	Projected balance by end 2017	\$ 7,860				
e	Percent funded end 2017	100%				
		Proj. Bal.	Est Res. Bal.	% of Res. Funded		
f	Estimated reserve balance by end 2018	\$ 6,281	\$ 5,110	81%		Assessment reduced to \$7,000
f	Estimated reserve balance by end 2019	\$ 4,737	\$ 1,741	37%		Assessment reduced to \$7,000
f	Estimated reserve balance by end 2020	\$ 2,350	\$ 7,741	329%		Assessment reduced to \$7,000
f	Estimated reserve balance by end 2021	\$ 9,690	\$ 11,421	118%		Assessment reduced to \$4,680
f	Estimated reserve balance by end 2022	\$ 13,291	\$ 11,701	88%		Assessment reduced to \$4,680



2017/2018 Budget Analysis Rocky Hill

	<u>2017 BUDGET</u>	<i>Updated for 10.31.17</i> <u>Est 2017 Year End</u>	<i>Initial</i> <u>2018 BUDGET</u>	<i>Revised</i> <u>2018 BUDGET</u>
Total Income	54,720.00	55,552.75	54,720.00	70,080.00
5000 EXPENSES				
5001 Total MAINTENANCE EXPENSES	0.00	441.13	525.00	525.00
5100 Total LANDSCAPING	30,400.00	34,625.05	35,800.00	35,800.00
5150 Total STREETS	4,000.00	6,250.25	6,500.00	6,500.00
5300 Total UTILITIES	3,635.00	4,863.51	4,625.00	4,625.00
5600 Total ADMINISTRATIVE	11,520.00	11,520.00	11,520.00	11,520.00
5700 Total OFFICE	100.00	48.52	0.00	0.00
Total Expenses	49,655.00	57,748.46	58,970.00	58,970.00
NOI	5,065.00	-2,195.71	-4,250.00	11,110.00
N/O INCOME	0.00	2,332.88	0.00	0.00
N/O EXPENSE	4,800.00	5,400.00	4,800.00	10,300.00
Net Income	265.00	-5,262.83	-9,050.00	810.00

# of Homes	48	Per Qtr	
Current Annual Dues	\$ 1,140.00	\$	285.00
2017 Deficit	\$ 5,500.00		
Deficit per Home	\$ 114.58	\$	28.65
2018 Shortfall	\$ 9,050.00		
Deficit per Home	\$ 188.54	\$	47.14
Needed 2018 Increase	\$ 303.13	\$	360.78
Reccomended 2018 Qtrly Dues		\$	365.00
Qtrly Increase per home		\$	80.00
% Increase over Current			28%