

**SHADOW RIDGE HOMEOWNER'S ASSOCIATION  
2017 BUDGET**

	<u>Jan 17</u>	<u>Feb 17</u>	<u>Mar 17</u>	<u>Apr 17</u>	<u>May 17</u>	<u>Jun 17</u>	<u>Jul 17</u>	<u>Aug 17</u>	<u>Sep 17</u>	<u>Oct 17</u>	<u>Nov 17</u>	<u>Dec 17</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
<b>REVENUE</b>													
All Seasons Resort Lodging-Comm	8,150.00	8,100.00	5,950.00	975.00	950.00	1,000.00	2,275.00	2,000.00	1,400.00	800.00	550.00	4,400.00	36,550.00
Annual Dues	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	54,691.00	656,292.00
Finance Charges	0.00	0.00	0.00	0.00	0.00	103.82	434.54	0.00	92.66	0.00	0.00	0.00	631.02
Interest	26.30	24.59	26.30	0.00	51.75	25.81	51.75	7.11	19.04	0.00	0.00	0.00	232.65
Internet Fees	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
Space and Storage Rental Income	540.00	0.00	0.00	540.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	1,530.00
Vending	477.51	205.25	0.00	526.26	0.00	156.38	367.50	177.50	205.00	0.00	0.00	100.00	2,215.40
<b>Total REVENUE</b>	<b>63,884.81</b>	<b>63,020.84</b>	<b>60,667.30</b>	<b>56,732.26</b>	<b>55,692.75</b>	<b>55,977.01</b>	<b>57,819.79</b>	<b>57,325.61</b>	<b>56,407.70</b>	<b>55,491.00</b>	<b>55,241.00</b>	<b>59,191.00</b>	<b>697,451.07</b>
<b>Total Income</b>	<b>63,884.81</b>	<b>63,020.84</b>	<b>60,667.30</b>	<b>56,732.26</b>	<b>55,692.75</b>	<b>55,977.01</b>	<b>57,819.79</b>	<b>57,325.61</b>	<b>56,407.70</b>	<b>55,491.00</b>	<b>55,241.00</b>	<b>59,191.00</b>	<b>697,451.07</b>
<b>Gross Profit</b>	<b>63,884.81</b>	<b>63,020.84</b>	<b>60,667.30</b>	<b>56,732.26</b>	<b>55,692.75</b>	<b>55,977.01</b>	<b>57,819.79</b>	<b>57,325.61</b>	<b>56,407.70</b>	<b>55,491.00</b>	<b>55,241.00</b>	<b>59,191.00</b>	<b>697,451.07</b>
<b>Expense</b>													
<b>ADMIN PAYROLL EXPENSES</b>													
Engineering Salary (3)	6,795.00	7,807.50	7,537.50	7,740.00	8,752.50	7,110.00	7,065.00	7,335.00	7,233.75	7,000.00	7,000.00	7,500.00	88,876.25
Front Desk Labor	2,750.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Housekeeping Salary (2)	4,095.00	4,257.00	4,815.00	3,537.00	4,023.00	3,897.00	4,239.00	4,185.00	3,825.00	3,000.00	2,500.00	4,000.00	46,373.00
Security (3)	2,500.00	2,500.00	2,500.00	1,750.00	1,000.00	1,000.00	1,000.00	1,000.00	2,500.00	2,750.00	2,750.00	2,750.00	24,000.00
<b>Total ADMIN PAYROLL EXPENSES</b>	<b>16,140.00</b>	<b>17,314.50</b>	<b>14,852.50</b>	<b>13,027.00</b>	<b>13,775.50</b>	<b>12,007.00</b>	<b>12,304.00</b>	<b>12,520.00</b>	<b>13,558.75</b>	<b>12,750.00</b>	<b>12,250.00</b>	<b>14,250.00</b>	<b>164,749.25</b>
<b>ADMINISTRATIVE</b>													
Audit & Tax Return	0.00	0.00	0.00	3,050.00	3,000.00	0.00	0.00	0.00	951.00	0.00	0.00	0.00	7,001.00
Bank Service Expenses	148.86	209.54	110.77	89.60	93.53	96.39	89.06	95.20	89.66	100.00	100.00	100.00	1,322.61
Equipment Repair	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
HOA Travel/Mtg Expenses	0.00	0.00	638.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	1,388.09
Insurance	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
Legal Expense	2,002.50	0.00	1,296.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	4,298.50
Licenses / Fees /Dues	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Management Fee	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	2,166.00	25,992.00
Office Supplies	635.51	0.00	150.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	150.00	0.00	1,095.51
Postage	0.00	160.50	0.00	44.50	0.00	42.50	4.50	23.50	0.00	20.00	10.00	150.00	455.50
Printing/Stationary	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
Professional Fees	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>Total ADMINISTRATIVE</b>	<b>8,352.87</b>	<b>5,936.04</b>	<b>7,760.86</b>	<b>8,750.10</b>	<b>13,159.53</b>	<b>5,944.89</b>	<b>5,819.56</b>	<b>5,684.70</b>	<b>6,606.66</b>	<b>5,686.00</b>	<b>7,076.00</b>	<b>5,816.00</b>	<b>86,593.21</b>
<b>HOUSEKEEPING</b>													
Carpet Cleaning	415.32	649.97	568.75	332.35	332.35	1,905.24	798.10	398.63	230.85	0.00	0.00	200.00	5,831.56
Cleaning Supplies	109.84	0.00	0.00	0.00	597.35	0.00	216.88	0.00	0.00	0.00	0.00	0.00	924.07
<b>Total HOUSEKEEPING</b>	<b>525.16</b>	<b>649.97</b>	<b>568.75</b>	<b>332.35</b>	<b>929.70</b>	<b>1,905.24</b>	<b>1,014.98</b>	<b>398.63</b>	<b>230.85</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>6,755.63</b>
<b>MAINTENANCE</b>													
Elevator Contract & Maintenance	310.00	325.00	325.00	310.00	1,152.76	325.00	320.00	320.00	320.00	320.00	320.00	320.00	4,667.76
Grounds Maintenance	0.00	0.00	0.00	985.00	3,015.27	1,681.68	1,890.00	2,250.00	1,575.00	750.00	750.00	750.00	13,646.95
Key & Lock	265.00	0.00	0.00	0.00	200.00	0.00	100.00	0.00	50.00	0.00	40.00	0.00	655.00
Outside Services	0.00	492.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	492.00
Pest Control	178.00	218.00	178.00	178.00	200.00	200.00	200.00	200.00	200.00	190.00	180.00	178.00	2,300.00
Pool/SPA/Towels	482.06	346.40	525.13	549.66	378.69	524.23	874.80	4,146.03	667.48	400.00	500.00	700.00	10,094.48
Repair / Supply Building	2,563.13	1,190.91	2,233.24	1,127.07	1,017.58	1,181.32	2,221.34	826.96	1,306.50	1,000.00	1,000.00	1,000.00	16,668.05
Repair Equipment	0.00	0.00	375.00	17.03	330.60	46.21	539.33	191.72	127.34	150.00	200.00	200.00	2,177.23
Snow / Ice Removal	4,140.00	1,530.00	1,507.50	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	3,000.00	11,877.50
Snow / Ice Removal Supplies	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	200.00	2,150.00
<b>Total MAINTENANCE</b>	<b>8,088.19</b>	<b>4,252.31</b>	<b>5,293.87</b>	<b>3,666.76</b>	<b>6,294.90</b>	<b>3,958.44</b>	<b>6,145.47</b>	<b>7,934.71</b>	<b>4,246.32</b>	<b>2,810.00</b>	<b>5,690.00</b>	<b>6,348.00</b>	<b>64,728.97</b>

**SHADOW RIDGE HOMEOWNER'S ASSOCIATION  
2017 BUDGET**

<b>SERVICES/UTILITES</b>													
Electricity	4,962.00	4,447.00	4,152.00	3,963.00	3,697.00	3,913.00	4,021.00	4,424.00	3,893.00	3,264.00	3,060.00	4,182.00	47,978.00
Electricity Chargeout	-992.40	-889.40	-830.40	-792.60	-739.40	-782.60	-804.20	-884.80	-778.60	-652.80	-612.00	-836.40	-9,595.60
Internet Services	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,369.93	1,370.00	1,370.00	1,370.00	1,370.00	16,219.22
Natural Gas	3,094.00	2,248.00	1,973.00	1,685.00	1,315.00	600.00	466.00	503.00	590.00	612.00	1,224.00	2,550.00	16,860.00
Refuse	1,197.29	980.36	981.30	956.23	902.29	884.29	869.29	864.29	908.02	865.00	865.00	865.00	11,138.36
Security Systems	216.66	234.67	233.67	217.00	231.67	216.67	0.00	221.67	216.67	216.67	216.67	216.67	2,438.69
Sewer	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	2,110.00	25,320.00
Telephone	619.66	836.19	980.34	618.77	238.92	1,032.05	625.59	240.01	239.32	240.00	240.00	240.00	6,150.85
TV Service	1,757.23	1,042.40	1,384.02	1,361.83	1,361.83	1,369.98	1,357.35	1,359.61	1,359.61	1,360.00	1,360.00	1,360.00	16,433.86
Water	2,781.00	4,673.00	4,071.00	4,274.00	4,011.00	4,699.00	4,255.00	3,685.00	4,610.00	3,558.00	3,090.00	3,039.00	46,746.00
<b>Total SERVICES/UTILITES</b>	<b>17,083.91</b>	<b>17,020.69</b>	<b>16,393.40</b>	<b>15,731.70</b>	<b>14,466.78</b>	<b>15,380.86</b>	<b>14,238.50</b>	<b>13,892.71</b>	<b>14,518.02</b>	<b>12,942.87</b>	<b>12,923.67</b>	<b>15,096.27</b>	<b>179,689.38</b>
<b>TAXES, RESERVE</b>													
Reserve Replacement	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	18,588.79	194,588.79
Taxes - Property	0.00	0.00	0.00	345.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.84
<b>Total TAXES, RESERVE</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,345.84</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>18,588.79</b>	<b>194,934.63</b>
<b>Total Expense</b>	<b>66,190.13</b>	<b>61,173.51</b>	<b>60,869.38</b>	<b>57,853.75</b>	<b>64,626.41</b>	<b>55,196.43</b>	<b>55,522.51</b>	<b>56,430.75</b>	<b>55,160.60</b>	<b>50,188.87</b>	<b>53,939.67</b>	<b>60,299.06</b>	<b>697,451.07</b>
<b>Net Ordinary Income</b>	<b>-2,305.32</b>	<b>1,847.33</b>	<b>-202.08</b>	<b>-1,121.49</b>	<b>-8,933.66</b>	<b>780.58</b>	<b>2,297.28</b>	<b>894.86</b>	<b>1,247.10</b>	<b>5,302.13</b>	<b>1,301.33</b>	<b>-1,108.06</b>	<b>0.00</b>
<b>Other Income/Expense</b>													
<b>Other Expense</b>													
<b>BUILDING REPLACE/CAPITAL REPAIR</b>													
Balcony Resurface	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00	0.00	0.00	0.00	0.00	0.00	14,000.00
Building Code Project	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
Door Locks	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
Electrical Upgrade	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
Fire / Safety	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
Landscape Restoration	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
Metal Exit/Entry Door	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
TV Upgrade	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
West Entry	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
<b>BUILDING REPLACE/CAPITAL REPAIR - Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-14,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-14,000.00</b>
<b>Total BUILDING REPLACE/CAPITAL REPAIR</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-2,305.32</b>	<b>1,847.33</b>	<b>-202.08</b>	<b>-1,121.49</b>	<b>-8,933.66</b>	<b>780.58</b>	<b>2,297.28</b>	<b>894.86</b>	<b>1,247.10</b>	<b>5,302.13</b>	<b>1,301.33</b>	<b>-1,108.06</b>	<b>0.00</b>

**Shadow Ridge Condo Owners Assoc.**

2016 Actual / Forecast

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	TOTAL
<b>Ordinary Income/Expense</b>													
<b>REVENUE</b>													
All Seasons Resort Lodging-Comm	8,097.85	8,063.26	5,876.24	936.26	930.47	1,086.43	2,284.29	1,995.69	1,399.98	800.00	550.00	4,400.00	36,420.47
Annual Dues	53,023.71	53,106.06	53,106.06	53,069.68	53,106.06	53,106.06	53,117.44	53,106.06	53,106.06	53,117.44	53,106.06	53,106.06	637,176.75
Finance Charges	0.00	0.00	0.00	0.00	0.00	103.82	158.54	0.00	92.66	0.00	0.00	0.00	355.02
Interest	26.30	24.59	26.30	0.00	51.75	25.81	51.75	7.11	19.04	0.00	0.00	0.00	232.65
Internet Fees	3,244.00	3,386.00	2,642.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,272.00
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	276.00	0.00	0.00	0.00	0.00	0.00	276.00
Space and Storage Rental Income	540.00	0.00	0.00	540.00	0.00	0.00	0.00	450.00	0.00	405.00	0.00	0.00	1,935.00
Vending	477.51	205.25	0.00	526.26	0.00	156.38	367.50	177.50	205.00	0.00	0.00	75.00	2,190.40
<b>Total REVENUE</b>	<b>65,409.37</b>	<b>64,785.16</b>	<b>61,650.60</b>	<b>55,072.20</b>	<b>54,088.28</b>	<b>54,478.50</b>	<b>56,255.52</b>	<b>55,736.36</b>	<b>54,822.74</b>	<b>54,322.44</b>	<b>53,656.06</b>	<b>57,581.06</b>	<b>687,858.29</b>
<b>Total Income</b>	<b>65,409.37</b>	<b>64,785.16</b>	<b>61,650.60</b>	<b>55,072.20</b>	<b>54,088.28</b>	<b>54,478.50</b>	<b>56,255.52</b>	<b>55,736.36</b>	<b>54,822.74</b>	<b>54,322.44</b>	<b>53,656.06</b>	<b>57,581.06</b>	<b>687,858.29</b>
<b>Gross Profit</b>	<b>65,409.37</b>	<b>64,785.16</b>	<b>61,650.60</b>	<b>55,072.20</b>	<b>54,088.28</b>	<b>54,478.50</b>	<b>56,255.52</b>	<b>55,736.36</b>	<b>54,822.74</b>	<b>54,322.44</b>	<b>53,656.06</b>	<b>57,581.06</b>	<b>687,858.29</b>
<b>Expense</b>													
<b>ADMIN PAYROLL EXPENSES</b>													
Engineering Salary (3)	6,795.00	7,807.50	7,537.50	7,740.00	8,752.50	7,110.00	7,065.00	7,335.00	7,233.75	7,000.00	7,000.00	7,500.00	88,876.25
Front Desk Labor	2,750.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Housekeeping Salary (2)	4,095.00	4,257.00	4,815.00	3,537.00	4,023.00	3,897.00	4,239.00	4,185.00	3,825.00	3,000.00	2,500.00	4,000.00	46,373.00
Security (3)	2,500.00	2,500.00	2,500.00	1,750.00	1,000.00	1,000.00	1,000.00	1,000.00	2,750.00	2,750.00	2,750.00	2,750.00	24,250.00
<b>Total ADMIN PAYROLL EXPENSES</b>	<b>16,140.00</b>	<b>17,314.50</b>	<b>14,852.50</b>	<b>13,027.00</b>	<b>13,775.50</b>	<b>12,007.00</b>	<b>12,304.00</b>	<b>12,520.00</b>	<b>13,808.75</b>	<b>12,750.00</b>	<b>12,250.00</b>	<b>14,250.00</b>	<b>164,999.25</b>
<b>ADMINISTRATIVE</b>													
Audit & Tax Return	0.00	0.00	0.00	3,037.50	2,495.00	0.00	0.00	0.00	951.00	0.00	0.00	0.00	6,483.50
Bank Service Expenses	148.86	209.54	110.77	89.60	93.53	96.39	89.06	95.20	89.66	100.00	100.00	100.00	1,322.61
HOA Travel/Mtg Expenses	0.00	0.00	638.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	1,388.09
Insurance	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
Legal Expense	2,002.50	0.00	1,296.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,798.50
Licenses / Fees /Dues	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Management Fee	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
Office Supplies	635.51	0.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	795.51
Postage	0.00	160.50	0.00	44.50	0.00	42.50	4.50	23.50	36.00	20.00	10.00	150.00	491.50
Printing/Stationary	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
Professional Fees	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>Total ADMINISTRATIVE</b>	<b>8,286.87</b>	<b>5,870.04</b>	<b>7,544.86</b>	<b>8,671.60</b>	<b>12,588.53</b>	<b>5,878.89</b>	<b>5,753.56</b>	<b>5,618.70</b>	<b>6,576.66</b>	<b>5,620.00</b>	<b>6,360.00</b>	<b>5,750.00</b>	<b>84,519.71</b>
<b>HOUSEKEEPING</b>													
Carpet Cleaning	415.32	649.97	568.75	332.35	332.35	1,905.24	798.10	398.63	384.75	171.86	0.00	200.00	6,157.32
Cleaning Supplies	109.84	0.00	0.00	0.00	597.35	0.00	216.88	0.00	0.00	0.00	0.00	0.00	924.07
<b>Total HOUSEKEEPING</b>	<b>525.16</b>	<b>649.97</b>	<b>568.75</b>	<b>332.35</b>	<b>929.70</b>	<b>1,905.24</b>	<b>1,014.98</b>	<b>398.63</b>	<b>384.75</b>	<b>171.86</b>	<b>0.00</b>	<b>200.00</b>	<b>7,081.39</b>
<b>MAINTENANCE</b>													
Elevator Contract & Maintenance	310.00	325.00	325.00	310.00	1,152.76	325.00	320.00	320.00	320.00	320.00	320.00	320.00	4,667.76
Grounds Maintenance	0.00	0.00	0.00	985.00	3,015.27	1,681.68	1,890.00	2,250.00	1,575.00	750.00	750.00	750.00	13,646.95
Key & Lock	265.00	0.00	1,800.00	954.48	213.38	0.00	125.54	14.03	34.00	0.00	0.00	0.00	3,406.43
Outside Services	0.00	492.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	492.00
Pest Control	98.00	218.00	154.09	98.00	178.00	0.00	178.00	0.00	414.00	102.00	90.00	90.00	1,620.09
Pool/SPA/Towels	482.06	346.40	525.13	549.66	378.69	524.23	874.80	4,146.03	667.48	400.00	500.00	700.00	10,094.48
Repair / Supply Building	2,563.13	1,190.91	433.24	677.07	1,017.58	731.32	2,221.34	826.96	1,795.23	1,246.38	1,000.00	1,000.00	14,703.16
Repair Equipment	0.00	0.00	375.00	17.03	330.60	46.21	539.33	191.72	127.34	150.00	200.00	200.00	2,177.23
Snow / Ice Removal	4,140.00	1,530.00	1,507.50	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	3,000.00	11,877.50
Snow / Ice Removal Supplies	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	200.00	2,150.00
<b>Total MAINTENANCE</b>	<b>8,008.19</b>	<b>4,252.31</b>	<b>5,269.96</b>	<b>4,091.24</b>	<b>6,286.28</b>	<b>3,308.44</b>	<b>6,149.01</b>	<b>7,748.74</b>	<b>4,933.05</b>	<b>2,968.38</b>	<b>5,560.00</b>	<b>6,260.00</b>	<b>64,835.60</b>

**Shadow Ridge Condo Owners Assoc.**

2016 Actual / Forecast

<b>SERVICES/UTILITIES</b>														
Electricity	4,865.15	4,360.25	4,070.93	3,885.00	3,624.82	3,836.55	3,942.29	4,337.32	3,816.77	3,376.28	3,000.00	4,100.00	47,215.36	
Electricity Chargeout	0.00	0.00	0.00	-3,576.78	-785.90	-791.95	-1,223.76	-984.56	-269.07	-600.00	-600.00	-700.00	-9,532.02	
Internet Services	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,338.47	1,369.93	1,375.20	1,370.00	1,370.00	1,370.00	16,224.42	
Natural Gas	3,033.47	2,204.08	1,934.20	1,652.22	1,289.28	588.95	457.08	493.33	578.40	600.00	1,200.00	2,500.00	16,531.01	
Refuse	1,197.29	980.36	981.30	956.23	902.29	884.29	869.29	864.29	908.02	865.00	865.00	865.00	11,138.36	
Security Systems	216.66	234.67	233.67	217.00	231.67	216.67	0.00	221.67	216.67	216.67	216.67	216.67	2,438.69	
Sewer	2,078.47	2,078.47	2,078.47	2,078.47	2,078.47	2,078.47	2,052.54	2,052.54	2,052.54	2,052.54	2,052.54	2,052.54	24,786.06	
Telephone	619.66	836.19	980.34	618.77	238.92	1,032.05	625.59	240.01	239.32	240.00	240.00	240.00	6,150.85	
TV Service	1,757.23	1,042.40	1,384.02	1,361.83	1,361.83	1,369.98	1,357.35	1,359.61	1,359.61	1,360.00	1,360.00	1,360.00	16,433.86	
Water	2,699.52	4,537.04	3,952.00	4,149.76	3,894.32	4,561.76	4,131.53	3,577.98	4,475.58	3,454.78	3,000.00	2,950.00	45,384.27	
<b>Total SERVICES/UTILITIES</b>	<b>17,805.92</b>	<b>17,611.93</b>	<b>16,953.40</b>	<b>12,680.97</b>	<b>14,174.17</b>	<b>15,115.24</b>	<b>13,550.38</b>	<b>13,532.12</b>	<b>14,753.04</b>	<b>12,935.27</b>	<b>12,704.21</b>	<b>14,954.21</b>	<b>176,770.86</b>	
<b>TAXES, RESERVE</b>														
Reserve Replacement	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	16,024.50	13,036.14	189,305.64	
Taxes - Property	0.00	0.00	0.00	345.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.84	
<b>Total TAXES, RESERVE</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,370.34</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>16,024.50</b>	<b>13,036.14</b>	<b>189,651.48</b>	
<b>Total Expense</b>	<b>66,790.64</b>	<b>61,723.25</b>	<b>61,213.97</b>	<b>55,173.50</b>	<b>63,778.68</b>	<b>54,239.31</b>	<b>54,796.43</b>	<b>55,842.69</b>	<b>56,480.75</b>	<b>50,470.01</b>	<b>52,898.71</b>	<b>54,450.35</b>	<b>687,858.29</b>	
<b>Net Ordinary Income</b>	<b>-1,381.27</b>	<b>3,061.91</b>	<b>436.63</b>	<b>-101.30</b>	<b>-9,690.40</b>	<b>239.19</b>	<b>1,459.09</b>	<b>-106.33</b>	<b>-1,658.01</b>	<b>3,852.43</b>	<b>757.35</b>	<b>3,130.71</b>	<b>0.00</b>	
<b>Other Income/Expense</b>														
<b>Other Expense</b>														
<b>BUILDING REPLACE/CAPITAL REPAIR</b>														
Balcony Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00	0.00	0.00	0.00	0.00	13,000.00	
Building Code Project	0.00	0.00	0.00	0.00	0.00	17,902.31	54,753.00	29,265.70	0.00	3,080.00	0.00	0.00	105,001.01	
Door Locks	0.00	0.00	0.00	0.00	0.00	11,338.87	0.00	4,759.51	14,161.20	0.00	0.00	0.00	30,259.58	
Electrical Upgrade	0.00	1,835.02	0.00	0.00	0.00	38,029.00	17,106.51	8,465.02	0.00	0.00	0.00	0.00	65,435.55	
Fire / Safety	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	
Landscape Restoration	655.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	655.80	
Metal Exit/Entry Door	2,195.06	373.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,568.06	
TV Upgrade	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	
West Entry	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.00	
<b>BUILDING REPLACE/CAPITAL REPAIR - Other</b>	<b>-3,530.86</b>	<b>-2,208.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-67,270.18</b>	<b>-71,859.51</b>	<b>-55,490.23</b>	<b>-14,161.20</b>	<b>-3,080.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-217,600.00</b>	
<b>Total BUILDING REPLACE/CAPITAL REPAIR</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Net Income</b>	<b>-1,381.27</b>	<b>3,061.91</b>	<b>436.63</b>	<b>-101.30</b>	<b>-9,690.40</b>	<b>239.19</b>	<b>1,459.09</b>	<b>-106.33</b>	<b>-1,658.01</b>	<b>3,852.43</b>	<b>757.35</b>	<b>3,130.71</b>	<b>0.00</b>	

# SHADOW RIDGE HOMEOWNERS ASSOCIATION

## VARIANCE REPORT 2017

	2016		Variance	% CHG	2016		Variance	% CHG
	FORECAST	BUDGET			FORECAST	BUDGET		
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>REVENUE</b>								
All Seasons Resort Lodging-Comm	36,420.47	27,369.94	9,050.53	-24.9%	36,420.47	36,550.00	129.53	0.4%
Annual Dues	637,176.75	637,272.40	-95.65	0.0%	637,176.75	656,292.00	19,115.25	3.0%
Finance Charges	355.02	141.80	213.22	-60.1%	355.02	631.02	276.00	77.7%
Interest	232.65	273.36	-40.71	17.5%	232.65	232.65	0.00	0.0%
Internet Fees	9,272.00	9,400.00	-128.00	1.4%	9,272.00	0.00	-9,272.00	-100.0%
Late Fees	276.00	0.00	0.00	0.0%	276.00	0.00	-276.00	
Space and Storage Rental Income	1,935.00	2,000.00	-65.00	3.4%	1,935.00	1,530.00	-405.00	0.0%
Vending	2,190.40	1,845.39	345.01	-15.8%	2,190.40	2,215.40	25.00	0.0%
<b>Total REVENUE</b>	<u>687,858.29</u>	<u>678,302.89</u>	<u>9,555.40</u>	<u>-1.4%</u>	<u>687,858.29</u>	<u>697,451.07</u>	<u>9,592.78</u>	<u>1.4%</u>
<b>Total Income</b>	<u>687,858.29</u>	<u>678,302.89</u>	<u>9,555.40</u>	<u>-1.4%</u>	<u>687,858.29</u>	<u>697,451.07</u>	<u>9,592.78</u>	<u>1.4%</u>
<b>Expense</b>								
<b>ADMIN PAYROLL EXPENSES</b>								
Engineering Salary (3)	88,876.25	84,466.25	4,410.00	-5.0%	88,876.25	88,876.25	0.00	0.0%
Front Desk Labor	5,500.00	5,500.00	0.00	0.0%	5,500.00	5,500.00	0.00	0.0%
Housekeeping Salary (2)	46,373.00	39,779.00	6,594.00	-14.2%	46,373.00	46,373.00	0.00	0.0%
Security (3)	24,250.00	27,500.00	-3,250.00	13.4%	24,250.00	24,000.00	-250.00	-1.0%
<b>Total ADMIN PAYROLL EXPENSES</b>	<u>164,999.25</u>	<u>157,245.25</u>	<u>7,754.00</u>	<u>-4.7%</u>	<u>164,999.25</u>	<u>164,749.25</u>	<u>-250.00</u>	<u>-0.2%</u>
<b>ADMINISTRATIVE</b>								
Audit & Tax Return	6,483.50	6,195.00	288.50	-4.4%	6,483.50	7,001.00	517.50	8.0%
Bank Service Expenses - Other	1,322.61	2,056.44	-733.83	55.5%	1,322.61	1,322.61	0.00	0.0%
HOA Travel/Mtg Expenses	1,388.09	0.00	1,388.09		1,388.09	1,388.09	0.00	0.0%
Insurance	40,800.00	40,800.00	0.00	0.0%	40,800.00	40,800.00	0.00	0.0%
Legal Expense	3,798.50	3,481.54	316.96	-8.3%	3,798.50	4,298.50	500.00	13.2%
Licenses / Fees /Dues	240.00	412.00	-172.00	71.7%	240.00	240.00	0.00	0.0%
Management Fee	25,200.00	25,200.00	0.00	0.0%	25,200.00	25,992.00	792.00	3.1%
Office Supplies	795.51	475.19	0.00	-40.3%	795.51	1,095.51	300.00	0.0%
Postage	491.50	259.40	232.10	-47.2%	491.50	455.50	-36.00	-7.3%
Professional Fees	4,000.00	0.00	4,000.00	0.0%	4,000.00	4,000.00	0.00	0.0%
<b>Total ADMINISTRATIVE</b>	<u>84,519.71</u>	<u>78,879.57</u>	<u>5,640.14</u>	<u>-6.7%</u>	<u>84,519.71</u>	<u>86,593.21</u>	<u>2,073.50</u>	<u>2.5%</u>
<b>HOUSEKEEPING</b>								
Carpet Cleaning	6,157.32	4,627.31	1,530.01	-24.8%	6,157.32	5,831.56	-325.76	-5.3%
Cleaning Supplies	924.07	44.53	879.54	-95.2%	924.07	924.07	0.00	0.0%
<b>Total HOUSEKEEPING</b>	<u>7,081.39</u>	<u>4,671.84</u>	<u>2,409.55</u>	<u>-34.0%</u>	<u>7,081.39</u>	<u>6,755.63</u>	<u>-325.76</u>	<u>-4.6%</u>
<b>MAINTENANCE</b>								
Elevator Contract & Maintenance	4,667.76	4,095.00	572.76	-12.3%	4,667.76	4,667.76	0.00	0.0%
Grounds Maintenance	13,646.95	14,500.00	-853.05	6.3%	13,646.95	13,646.95	0.00	0.0%
Key & Lock	3,406.43	1,650.00	1,756.43	-51.6%	3,406.43	655.00	-2,751.43	-80.8%
Outside Services	492.00	0.00	492.00	-100.0%	492.00	492.00	0.00	0.0%
Pest Control	1,620.09	2,126.00	-505.91	31.2%	1,620.09	2,300.00	679.91	42.0%
Pool/SPA/Towels	10,094.48	6,000.00	4,094.48	-40.6%	10,094.48	10,094.48	0.00	0.0%
Repair / Supply Building	14,703.16	12,725.00	1,978.16	-13.5%	14,703.16	16,668.05	1,964.89	13.4%
Repair Equipment	2,177.23	2,950.00	-772.77	35.5%	2,177.23	2,177.23	0.00	0.0%
Snow / Ice Removal	11,877.50	8,450.00	3,427.50	0.0%	11,877.50	11,877.50	0.00	0.0%
Snow / Ice Removal Supplies	2,150.00	600.00	1,550.00	293.0%	2,150.00	2,150.00	0.00	0.0%
<b>Total MAINTENANCE</b>	<u>64,835.60</u>	<u>53,096.00</u>	<u>11,739.60</u>	<u>-18.1%</u>	<u>64,835.60</u>	<u>64,728.97</u>	<u>-106.63</u>	<u>-0.2%</u>
Parking Lot Rental	0.00	2,309.37	-2,309.37	0.0%	0.00	0.00	0.00	0.0%
<b>SERVICES/UTILITIES</b>								
Electricity	47,215.36	47,950.00	-734.64	1.6%	47,215.36	47,978.00	762.64	1.6%
Electricity Chargeout	-9,532.02	0.00	0.00	0.0%	-9,532.02	-9,595.60	-63.58	0.7%
Internet Services	16,224.42	16,798.00	-573.58	3.5%	16,224.42	16,219.22	-5.20	0.0%
Natural Gas	16,531.01	14,325.00	2,206.01	-13.3%	16,531.01	16,860.00	328.99	2.0%
Refuse	11,138.36	10,434.23	704.13	-6.3%	11,138.36	11,138.36	0.00	0.0%
Security Systems	2,438.69	9,200.94	-6,762.25	277.3%	2,438.69	2,438.69	0.00	0.0%
Sewer	24,786.06	19,650.00	5,136.06	-20.7%	24,786.06	25,320.00	533.94	2.2%
Telephone	6,150.85	10,985.90	-4,835.05	78.6%	6,150.85	6,150.85	0.00	0.0%
TV Service	16,433.86	10,714.83	5,719.03	-34.8%	16,433.86	16,433.86	0.00	0.0%
Water	45,384.27	43,632.00	1,752.27	-3.9%	45,384.27	46,746.00	1,361.73	3.0%
<b>Total SERVICES/UTILITIES</b>	<u>176,770.86</u>	<u>183,690.90</u>	<u>-6,920.04</u>	<u>3.9%</u>	<u>176,770.86</u>	<u>179,689.38</u>	<u>2,918.52</u>	<u>1.7%</u>
<b>TAXES, RESERVE</b>								
Reserve Replacement	189,305.64	192,294.65	-2,989.01	1.6%	189,305.64	194,588.79	5,283.15	2.8%
Taxes - Property	345.84	6,090.31	-5,744.47	1661.0%	345.84	345.84	0.00	0.0%
<b>Total TAXES, RESERVE</b>	<u>189,651.48</u>	<u>198,384.96</u>	<u>-8,733.48</u>	<u>4.6%</u>	<u>189,651.48</u>	<u>194,934.63</u>	<u>5,283.15</u>	<u>2.8%</u>
<b>Z-HOA Space Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>#DIV/0!</u>
<b>Total Expense</b>	<u>687,858.29</u>	<u>678,277.89</u>	<u>9,580.40</u>	<u>-1.4%</u>	<u>687,858.29</u>	<u>697,451.07</u>	<u>9,592.78</u>	<u>1.4%</u>
<b>Net Ordinary Income</b>	<u>0.00</u>	<u>25.00</u>	<u>-25.00</u>	<u>0.0%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>

# SHADOW RIDGE HOMEOWNERS ASSOCIATION

## VARIANCE REPORT 2017

Other Income/Expense

Other Expense

**BUILDING REPLACE/CAPITAL REPAIR**

Balcony Resurface	13,000.00	13,000.00	0.00	0.0%	13,000.00	0.00	-13,000.00	-100.0%
Building Code Project	105,001.01	0.00	105,001.01	-100.0%	105,001.01	0.00	-105,001.01	-100.0%
Door Locks	30,259.58	65,000.00	-34,740.42	114.8%	30,259.58	0.00	-30,259.58	-100.0%
Electrical Upgrade	65,435.55	0.00	65,435.55	0.0%	65,435.55	0.00	-65,435.55	0.0%
Fire / Safety	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Landscape Restoration	655.80	0.00	655.80	0.0%	655.80	0.00	-655.80	0.0%
Metal Exit/Entry Door	2,568.06	0.00	2,568.06	0.0%	2,568.06	0.00	-2,568.06	0.0%
PorteCochere	0.00	275,000.00	-275,000.00	0.0%	0.00	0.00	0.00	0.0%
TV Upgrade	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
West Entry	680.00	0.00	680.00	-100.0%	680.00	0.00	-680.00	-100.0%
Electric Meter	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>BUILDING CAPITAL</b>	<b>-217,600.00</b>	<b>-353,000.00</b>	<b>135,400.00</b>	<b>62.2%</b>	<b>-217,600.00</b>	<b>0.00</b>	<b>217,600.00</b>	<b>-100.0%</b>
Total Building Replacement	0.00	0.00	0.00	#DIV/0!	0.00	0.00	0.00	0.0%
							0.00	
<b>NET INCOME</b>	<b>0.00</b>	<b>25.00</b>	<b>-25.00</b>	<b>#DIV/0!</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

**SHADOW RIDGE HOTEL & CONFERENCE CENTER**

Capital Reserve Plan

Item	Value	Life	Age	Remaining	Reserve	2013	2014	2015	2016	2017	2018	2019	2020	2021
Balcony - Resurface (1-14)	6,500	15	3	12	\$ 1,300.00	\$ 433.33	\$ 442.00	\$ 450.84	\$ 459.86	\$ 469.05	\$ 478.44	\$ 488.00	\$ 497.76	\$ 507.72
Balcony - Resurface (15-28)	6,500	15	17	-2	\$ 7,366.67	\$ 433.33	\$ 442.00	\$ 450.84	\$ 459.86	\$ 469.05	\$ 478.44	\$ 488.00	\$ 497.76	\$ 507.72
Balcony - Resurface (29-42)	6,500	15	15	0	\$ 6,500.00	\$ 433.33	\$ 442.00	\$ 450.84	\$ 459.86	\$ 469.05	\$ 478.44	\$ 488.00	\$ 497.76	\$ 507.72
Balcony - Resurface (43-56)	6,500	15	14	1	\$ 6,066.67	\$ 433.33	\$ 442.00	\$ 450.84	\$ 459.86	\$ 469.05	\$ 478.44	\$ 488.00	\$ 497.76	\$ 507.72
2nd Floor Deck Resurface	23,000	25	17	8	\$ 15,640.00	\$ 920.00	\$ 938.40	\$ 957.17	\$ 976.31	\$ 995.84	\$ 1,015.75	\$ 1,036.07	\$ 1,056.79	\$ 1,077.93
Parking Level 1 - Resurface	24,000	10	3	7	\$ 7,200.00	\$ 2,400.00	\$ 2,448.00	\$ 2,496.96	\$ 2,546.90	\$ 2,597.84	\$ 2,649.79	\$ 2,702.79	\$ 2,756.85	\$ 2,811.98
Parking Level 2 - Resurface	24,000	10	3	7	\$ 7,200.00	\$ 2,400.00	\$ 2,448.00	\$ 2,496.96	\$ 2,546.90	\$ 2,597.84	\$ 2,649.79	\$ 2,702.79	\$ 2,756.85	\$ 2,811.98
HVAC Units	5,500	6	6	0	\$ 5,500.00	\$ 916.67	\$ 935.00	\$ 953.70	\$ 972.77	\$ 992.23	\$ 1,012.07	\$ 1,032.32	\$ 1,052.96	\$ 1,074.02
Front Entry Awnings	1,400	8	3	5	\$ 525.00	\$ 175.00	\$ 178.50	\$ 182.07	\$ 185.71	\$ 189.43	\$ 193.21	\$ 197.08	\$ 201.02	\$ 205.04
Metal Exit Doors	1,625	15	7	8	\$ 758.33	\$ 108.33	\$ 110.50	\$ 112.71	\$ 114.96	\$ 117.26	\$ 119.61	\$ 122.00	\$ 124.44	\$ 126.93
Automatic Front Entry Door	1,535	3	1	2	\$ 511.67	\$ 511.67	\$ 521.90	\$ 532.34	\$ 542.98	\$ 553.84	\$ 564.92	\$ 576.22	\$ 587.74	\$ 599.50
Unit Slider Doors	84,000	20	4	16	\$ 16,800.00	\$ 4,200.00	\$ 4,284.00	\$ 4,369.68	\$ 4,457.07	\$ 4,546.22	\$ 4,637.14	\$ 4,729.88	\$ 4,824.48	\$ 4,920.97
Water Heater/Tank	5,500	5	5	0	\$ 5,500.00	\$ 1,100.00	\$ 1,122.00	\$ 1,144.44	\$ 1,167.33	\$ 1,190.68	\$ 1,214.49	\$ 1,238.78	\$ 1,263.55	\$ 1,288.83
Coomon Boiler	5,500	10	7	3	\$ 3,850.00	\$ 550.00	\$ 561.00	\$ 572.22	\$ 583.66	\$ 595.34	\$ 607.24	\$ 619.39	\$ 631.78	\$ 644.41
Ice Machine	6,405	12	1	11	\$ 533.77	\$ 533.77	\$ 544.45	\$ 555.34	\$ 566.44	\$ 577.77	\$ 589.33	\$ 601.12	\$ 613.14	\$ 625.40
Pool Fence	13,000	20	17	3	\$ 11,050.00	\$ 650.00	\$ 663.00	\$ 676.26	\$ 689.79	\$ 703.58	\$ 717.65	\$ 732.01	\$ 746.65	\$ 761.58
Masonry Repairs	16,250	10	10	0	\$ 16,250.00	\$ 1,625.00	\$ 1,657.50	\$ 1,690.65	\$ 1,724.46	\$ 1,758.95	\$ 1,794.13	\$ 1,830.01	\$ 1,866.61	\$ 1,903.95
Single Ply Roof Resplacement	167,000	20	12	8	\$ 100,200.00	\$ 8,350.00	\$ 8,517.00	\$ 8,687.34	\$ 8,861.09	\$ 9,038.31	\$ 9,219.07	\$ 9,403.46	\$ 9,591.53	\$ 9,783.36
Metal Mansard Roof	47,000	30	22	8	\$ 34,466.67	\$ 1,566.67	\$ 1,598.00	\$ 1,629.96	\$ 1,662.56	\$ 1,695.81	\$ 1,729.73	\$ 1,764.32	\$ 1,799.61	\$ 1,835.60
Elevator 1 Upgrades	10,000	20	3	17	\$ 1,500.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Elevator 2 Upgrades	10,000	20	3	17	\$ 1,500.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Fire Alarm System Replace	40,000	20	24	-4	\$ 48,000.00	\$ 2,000.00	\$ 2,040.00	\$ 2,080.80	\$ 2,122.42	\$ 2,164.86	\$ 2,208.16	\$ 2,252.32	\$ 2,297.37	\$ 2,343.32
Meeting Room Furniture	12,000	20	20	0	\$ 12,000.00	\$ 600.00	\$ 612.00	\$ 624.24	\$ 636.72	\$ 649.46	\$ 662.45	\$ 675.70	\$ 689.21	\$ 703.00
Hallway Artwork	15,000	15	15	1	\$ 15,000.00	\$ 1,000.00	\$ 1,020.00	\$ 1,040.40	\$ 1,061.21	\$ 1,082.43	\$ 1,104.08	\$ 1,126.16	\$ 1,148.69	\$ 1,171.66
Bell Carts	3,600	5	1	4	\$ 720.00	\$ 720.00	\$ 734.40	\$ 749.09	\$ 764.07	\$ 779.35	\$ 794.94	\$ 810.84	\$ 827.05	\$ 843.59
Ving Card Encoder	4,000	15	12	3	\$ 3,200.00	\$ 266.67	\$ 272.00	\$ 277.44	\$ 282.99	\$ 288.65	\$ 294.42	\$ 300.31	\$ 306.32	\$ 312.44
Ving Door Locks	48,000	15	13	2	\$ 41,600.00	\$ 3,200.00	\$ 3,264.00	\$ 3,329.28	\$ 3,395.87	\$ 3,463.78	\$ 3,533.06	\$ 3,603.72	\$ 3,675.79	\$ 3,749.31
Phone System	85,000	15	14	1	\$ 79,333.33	\$ 5,666.67	\$ 5,780.00	\$ 5,895.60	\$ 6,013.51	\$ 6,133.78	\$ 6,256.46	\$ 6,381.59	\$ 6,509.22	\$ 6,639.40
Exerise Equipment	8,000	8	5	3	\$ 5,000.00	\$ 1,000.00	\$ 1,020.00	\$ 1,040.40	\$ 1,061.21	\$ 1,082.43	\$ 1,104.08	\$ 1,126.16	\$ 1,148.69	\$ 1,171.66
Carpet - 1st Floor Hallways	25,000	5	2	3	\$ 10,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,202.00	\$ 5,306.04	\$ 5,412.16	\$ 5,520.40	\$ 5,630.81	\$ 5,743.43	\$ 5,858.30
Carpet - 2nd Floor Hallways	25,000	5	1	4	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,202.00	\$ 5,306.04	\$ 5,412.16	\$ 5,520.40	\$ 5,630.81	\$ 5,743.43	\$ 5,858.30
Carpet - 3rd Floor Hallways	25,000	5	1	4	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,202.00	\$ 5,306.04	\$ 5,412.16	\$ 5,520.40	\$ 5,630.81	\$ 5,743.43	\$ 5,858.30
Carpet - Clementine Room	4,000	8	8	0	\$ 4,000.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Carpet - Park City Room	4,500	8	8	0	\$ 4,500.00	\$ 562.50	\$ 573.75	\$ 585.23	\$ 596.93	\$ 608.87	\$ 621.05	\$ 633.47	\$ 646.14	\$ 659.06
Carpet - Ridge Room	4,500	8	8	0	\$ 4,500.00	\$ 562.50	\$ 573.75	\$ 585.23	\$ 596.93	\$ 608.87	\$ 621.05	\$ 633.47	\$ 646.14	\$ 659.06
Carpet - Eureka Room	4,500	8	8	0	\$ 4,500.00	\$ 562.50	\$ 573.75	\$ 585.23	\$ 596.93	\$ 608.87	\$ 621.05	\$ 633.47	\$ 646.14	\$ 659.06
Carpet - Thaynes Room	4,000	8	8	0	\$ 4,000.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Pool Resurface	3200	6	1	5	\$ 533.33	\$ 533.33	\$ 544.00	\$ 554.88	\$ 565.98	\$ 577.30	\$ 588.84	\$ 600.62	\$ 612.63	\$ 624.89
Pool Cover Replace	2400	3	3	0	\$ 2,400.00	\$ 800.00	\$ 816.00	\$ 832.32	\$ 848.97	\$ 865.95	\$ 883.26	\$ 900.93	\$ 918.95	\$ 937.33
Pool Filter	1000	2	2	0	\$ 1,000.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Pool Heater	2800	8	8	0	\$ 2,800.00	\$ 350.00	\$ 357.00	\$ 364.14	\$ 371.42	\$ 378.85	\$ 386.43	\$ 394.16	\$ 402.04	\$ 410.08
Spa Resurface	2000	6	8	-2	\$ 2,666.67	\$ 333.33	\$ 340.00	\$ 346.80	\$ 353.74	\$ 360.81	\$ 368.03	\$ 375.39	\$ 382.90	\$ 390.55
Spa Filter	1000	2	2	0	\$ 1,000.00	\$ 500.00	\$ 510.00	\$ 520.20	\$ 530.60	\$ 541.22	\$ 552.04	\$ 563.08	\$ 574.34	\$ 585.83
Spa Heater	2400	8	12	-4	\$ 3,600.00	\$ 300.00	\$ 306.00	\$ 312.12	\$ 318.36	\$ 324.73	\$ 331.22	\$ 337.85	\$ 344.61	\$ 351.50
Spa - Fitness Remodel	50,000	20	0	20	\$ -	\$ 2,500.00	\$ 2,550.00	\$ 2,601.00	\$ 2,653.02	\$ 2,706.08	\$ 2,760.20	\$ 2,815.41	\$ 2,871.71	\$ 2,929.15
Porte Cochere	250,000	20	0	20	\$ -	\$ 12,500.00	\$ 12,750.00	\$ 13,005.00	\$ 13,265.10	\$ 13,530.40	\$ 13,801.01	\$ 14,077.03	\$ 14,358.57	\$ 14,645.74
Owner Storage Room	12,000	4	1	3	\$ 3,000.00	\$ 3,000.00	\$ 3,060.00	\$ 3,121.20	\$ 3,183.62	\$ 3,247.30	\$ 3,312.24	\$ 3,378.49	\$ 3,446.06	\$ 3,514.98
Sign for Commercial Units	3,000	4	1	3	\$ 750.00	\$ 750.00	\$ 765.00	\$ 780.30	\$ 795.91	\$ 811.82	\$ 828.06	\$ 844.62	\$ 861.51	\$ 878.74
Concrete Repairs under B2	4,540	5	1	4	\$ 908.00	\$ 908.00	\$ 926.16	\$ 944.68	\$ 963.58	\$ 982.85	\$ 1,002.51	\$ 1,022.56	\$ 1,043.01	\$ 1,063.87
Paint Meeting Rooms	6,000	4	1	3	\$ 1,500.00	\$ 1,500.00	\$ 1,530.00	\$ 1,560.60	\$ 1,591.81	\$ 1,623.65	\$ 1,656.12	\$ 1,689.24	\$ 1,723.03	\$ 1,757.49
	1,124,155				\$ 516,730	\$ 85,356	\$ 87,063	\$ 88,804	\$ 90,580	\$ 92,392	\$ 94,240	\$ 96,125	\$ 98,047	\$ 100,008
Needed Reserve						\$ 602,086	\$ 689,149	\$ 777,953	\$ 868,534	\$ 960,926	\$ 1,055,166	\$ 1,151,290	\$ 1,249,337	\$ 1,349,346
Current Balance					\$ 588,120	\$ 597,035	\$ 450,784	\$ 424,279	\$ 214,807	\$ 276,613	\$ 324,136	\$ 165,051	\$ 297,226	\$ 431,385
Over/(Shortage)					\$ 71,390	\$ (5,051)	\$ (238,365)	\$ (353,674)	\$ (653,726)	\$ (684,313)	\$ (731,030)	\$ (986,240)	\$ (952,111)	\$ (917,961)

# SHADOW RIDGE HOMEOWNERS ASSOCIATION

## CAPITAL RESERVE PLAN

Capital Reserve Plan 2016 Budget

Item	Value	Life	Age	Remaining	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Balcony - Resurface (1-14)	6,500	15	4	11			13,000.00									
Balcony - Resurface (15-28)	6,500	15	2	13		11,432.00										
Balcony - Resurface (29-42)	6,500	15	16	-1				14,000.00								
Balcony - Resurface (43-56)	6,500	15	16	-1	13,000.00											
Front Entry Remodel	200,000	20	3	17	1,925.00					275,000.00						
2nd Floor Deck Resurface	23,000	25	18	7									26,948.17			
Parking Level 1 - Resurface	24,000	10	4	6							27,568.46					
Parking Level 2 - Resurface	24,000	10	4	6							27,568.46					
HVAC Units	5,500	7	8	-1						6,193.89						
Front Entry Awnings	1,400	8	4	4				1,400.00	1,545.71							
Metal Exit Doors	1,625	15	7	8			2,568.06							1,903.95		
Automatic Front Entry Door	1,535	9	4	5						1,728.66						
Unit Slider Doors	84,000	20	5	15												
Water Heater/Tank	5,500	5	6	-1		5,610.00				6,193.89						
Common Drain Pipe Repair	5,000	10	2	8	4,660.19	6,558.00										
Common Boiler	5,500	10	8	2					5,836.64							
Ice Machine	6,405	12	3	9												
Pool Fence	13,000	20	18	2												
Masonry Repairs	16,250	10	10	0												
Single Ply Roof Replacement	167,000	20	12	8									195,667.12			
Metal Mansard Roof	47,000	30	22	8									55,067.99			
Pool Lifts	8,000	7	3	4						9,189.49						
Elevator Upgrades	20,000	20	3	17												
Spa - Fitness Remodel	50,000	20	22	-2	74,264.00	31,120.51										
Fire Alarm System Replace	40,000	24	24	0	15,191.43											
Meeting Room Furniture	12,000	20	18	2												
Hallway Artwork	12,000	10	3	7										14,059.91		
Bell Carts	3,600	5	3	2				3,896.76								
Ving Card Encoder	4,000	15	12	3		2,658.81			4,416.32							
Ving Door Locks	48,000	15	17	-2	1,169.52		50,000.00									
Phone System	55,000	20	15	5						57,000.00						
Exercise Equipment	8,000	8	5	3				9,009.30								
Carpet - 1st Floor Hallways	25,000	5	4	1				27,060.80								
Carpet - 2nd Floor Hallways	25,000	5	3	2					27,602.02							
Carpet - 3rd Floor Hallways	25,000	5	3	2		1,288.00			27,602.02							
Carpet - Clementine Room	4,000	8	0	8												
Carpet - Park City Room	4,500	8	6	2												
Carpet - Ridge Room	4,500	8	6	2												
Carpet - Eureka Room	4,500	8	6	2												
Carpet - Thaynes Room	4,000	8	6	2												
Architect -	10,000															
Pool Resurface	3,200	6	3	3					3,533.06							
Pool Cover Replace	2,400	3	4	-1		1,500.00										
Pool Filter	1,000	2	3	-1		1,200.00		1,300.00								
Pool Heater	2,800	8	9	-1	3,953.00											
Spa Resurface	2,000	6	9	-3	1,501.50											
Spa Filter	1,000	2	3	-1				1,300.00								
Spa Heater	2,400	8	12	-4												
Electric Meter fix	100,000	20	1	19		87,295.50	65,435.00									
WiFi Upgrade	20,000	8	3	5	3,710.15	2,621.86					22,000.00					
Lighting Upgrade								25,000.00								
Owner Storage Room	12,000	10	3	7												
Sign for Commercial Units	3,000			0												
TV Upgrade	20,000	10	3	7		37,000.00										
Concrete Repairs under B2	4,540			0												
Building Code Project							143,753.00	80,000.00								
Artwork	2,230															
Paint Meeting Rooms	6,000	4	3	1												
Pool Spa Drains	850				840											
	1,207,235				#	120,215	188,285	274,756	162,967	345,536	71,116	86,326	293,647	-		
<b>BEGINNING BALANCE - 1-1-2017</b>					547,434.55	547,435	568,120	567,035	430,784	404,279	194,807	256,613	304,136	145,051	277,226	
Additional Cash based on Y/E/ Balance						-										
RESERVE ADDITIONS						160,900	214,359	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Additional \$20k per year for Roof Replacement in 2021						(20,000)	(30,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	
						-	-	-	-	-	-	-	-	-	-	
RESERVE EXPENDITURES						#	(120,215)	(188,285)	(274,756)	(162,967)	(345,536)	(71,116)	(86,326)	(293,647)	-	
INTEREST EARNED					500	#	-	2,841	8,506	6,462	6,064	2,922	3,849	4,562	4,158	
Net Profit / (Loss)					0	#	-									
<b>YEAR END BALANCE</b>					547,935	#	568,120	567,035	430,784	404,279	194,807	256,613	304,136	145,051	277,226	411,385
Sinking Roof Fund							90000	120,000	140,000	160,000	180,000	200,000	220,000	240,000		
Cash Account																