

**SILVER KING HOMEOWNERS ASSOCIATION
2018 PROPOSED BUDGET**

	<u>Jan 18</u>	<u>Feb 18</u>	<u>Mar 18</u>	<u>Apr 18</u>	<u>May 18</u>	<u>Jun 18</u>	<u>Jul 18</u>	<u>Aug 18</u>	<u>Sep 18</u>	<u>Oct 18</u>	<u>Nov 18</u>	<u>Dec 18</u>	<u>TOTAL</u>
Income													
8000 · Owner Assessments - Regular	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,161.00	42,165.93	505,936.93
8001 · Special Assessment	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
8002 · Telephone / Internet	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
8002 · Percentage Rent	12,760.00	10,380.00	8,960.00	1,400.00	930.00	3,125.00	5,200.00	2,425.00	2,540.00	1,350.00	1,500.00	6,700.00	57,270.00
8005 · Land Rent & ASRL Contr	0.00	0.00	3,000.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
8015 · Finance Charges	208.58	126.50	36.97	9.35	0.00	0.00	0.00	229.52	235.87	0.00	0.00	0.00	846.79
Total Income	<u>55,329.58</u>	<u>52,867.50</u>	<u>54,357.97</u>	<u>43,770.35</u>	<u>48,291.00</u>	<u>45,486.00</u>	<u>47,561.00</u>	<u>45,015.52</u>	<u>45,136.87</u>	<u>43,711.00</u>	<u>43,861.00</u>	<u>49,065.93</u>	<u>574,453.72</u>
Gross Profit	<u>55,329.58</u>	<u>52,867.50</u>	<u>54,357.97</u>	<u>43,770.35</u>	<u>48,291.00</u>	<u>45,486.00</u>	<u>47,561.00</u>	<u>45,015.52</u>	<u>45,136.87</u>	<u>43,711.00</u>	<u>43,861.00</u>	<u>49,065.93</u>	<u>574,453.72</u>
Expense													
5100 · Audit & Accounting	0.00	840.00	2,700.00	0.00	0.00	652.50	0.00	0.00	0.00	0.00	0.00	0.00	4,192.50
5110 · HOA Board Expense												5,800.00	5,800.00
5120 · Insurance	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	2,460.00	29,520.00
5130 · Admin and General	21.10	10.45	0.00	48.95	186.80	49.40	20.80	18.20	49.40	0.00	0.00	0.00	405.10
5145 · Legal fees	750.00	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	300.00	0.00	700.00	0.00	0.00	4,750.00
5150 · Contract Cleaning	175.00	175.00	175.00	175.00	175.00	175.00	308.00	305.00	175.00	175.00	175.00	175.00	2,363.00
5160 · Housekeeping Common	1,750.00	1,800.00	1,650.00	1,100.00	1,000.00	1,350.00	1,500.00	1,200.00	1,350.00	1,200.00	1,400.00	1,600.00	16,900.00
5170 · Routine Maintenance	2,975.00	2,300.00	3,400.00	3,400.00	4,000.00	4,000.00	3,000.00	3,275.00	3,900.00	5,000.00	5,000.00	5,000.00	45,250.00
5200 · Programmed Maintenance	650.00	650.00	875.00	1,800.00	3,900.00	5,900.00	3,900.00	2,300.00	1,800.00	2,000.00	2,000.00	2,000.00	27,775.00
5220 · R & M Electrical	350.00	600.00	200.00	600.00	500.00	750.00	750.00	300.00	750.00	800.00	800.00	800.00	7,200.00
5230 · R & M Building	1,600.00	800.00	400.00	900.00	1,400.00	900.00	550.00	900.00	1,000.00	1,000.00	1,000.00	1,000.00	11,450.00
5240 · R & M Spa	150.00	150.00	150.00	150.00	200.00	200.00	200.00	450.00	200.00	200.00	200.00	200.00	2,450.00
5250 · R & M Pool	1,100.00	1,100.00	1,100.00	750.00	600.00	300.00	500.00	500.00	400.00	275.00	600.00	700.00	7,925.00
5260 · Grounds Maintenance	0.00	0.00	0.00	400.00	700.00	4,500.00	2,000.00	1,100.00	750.00	550.00	0.00	0.00	10,000.00
5270 · Snow Removal	2,000.00	2,000.00	(250.00)	(250.00)	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	(200.00)	3,100.00
5300 · Electricity	8,000.00	7,900.00	7,500.00	5,050.00	6,000.00	7,450.00	8,700.00	9,500.00	9,000.00	7,800.00	6,000.00	7,000.00	89,900.00
5310 · Water	4,000.00	5,800.00	5,000.00	5,400.00	5,100.00	4,500.00	6,200.00	8,400.00	7,800.00	6,000.00	5,000.00	3,800.00	67,000.00
5320 · Sewer	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
5330 · Natural Gas	6,400.00	4,700.00	3,200.00	3,000.00	950.00	1,800.00	1,800.00	400.00	1,500.00	1,550.00	1,781.00	3,070.00	30,151.00
5340 · Trash Removal	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5350 · TV Cable & Repair	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5410 · Capital Reserve	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	8,009.00	96,108.00
5430 · Management Fees	1,716.00	1,716.00	1,716.00	1,716.00	1,782.00	1,782.00	1,782.00	1,782.00	1,782.00	1,782.00	1,782.00	1,782.00	21,120.00
5440 · Personal Property Tax	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	0.00	8,130.00
5450 · Internet	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	1,369.93	16,439.16
5460 · Telephone	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	5,820.00
5500 · Income Tax	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total Expense	<u>49,011.03</u>	<u>48,915.38</u>	<u>45,189.93</u>	<u>41,843.88</u>	<u>44,867.73</u>	<u>51,682.83</u>	<u>49,584.73</u>	<u>48,104.13</u>	<u>47,830.33</u>	<u>46,405.93</u>	<u>50,911.93</u>	<u>50,100.93</u>	<u>574,448.76</u>
Net Income	<u>6,318.55</u>	<u>3,952.12</u>	<u>9,168.04</u>	<u>1,926.47</u>	<u>3,423.27</u>	<u>(6,196.83)</u>	<u>(2,023.73)</u>	<u>(3,088.61)</u>	<u>(2,693.46)</u>	<u>(2,694.93)</u>	<u>(7,050.93)</u>	<u>(1,035.00)</u>	<u>4.96</u>

**HOMEOWNERS ASSOCIATION
2017 ACTUAL / FORECAST**

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
Income													
8000 - Owner Assessments - Regular	42,148.33	42,148.33	42,148.32	42,148.32	42,148.32	42,148.34	42,148.32	42,148.32	42,148.32	42,148.32	42,148.32	42,305.37	505,936.93
8001 - Special Assessment	50,000.00	0.00	0.00	9.35	0.00	0.00	9.35	0.00	0.00	0.00	0.00	0.00	50,018.70
8010 - Other Income	12,758.51	10,379.31	8,963.06	1,400.06	10,928.49	3,122.75	5,195.53	2,422.83	2,541.07	1,750.90	1,500.00	5,500.00	66,462.51
8005 - Land Rent	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
8015 - Finance Charges	208.58	126.50	36.97	0.00	0.00	0.00	0.00	229.52	235.87	0.00	0.00	0.00	837.44
Total Income	105,115.42	52,654.14	51,148.35	43,557.73	56,076.81	45,271.09	47,353.20	44,800.67	44,925.26	43,899.22	43,648.32	47,805.37	626,255.58
Gross Profit	105,115.42	52,654.14	51,148.35	43,557.73	56,076.81	45,271.09	47,353.20	44,800.67	44,925.26	43,899.22	43,648.32	47,805.37	626,255.58
Expense													
5100 - Audit & Accounting	0.00	840.00	2,630.88	0.00	0.00	652.50	0.00	0.00	0.00	0.00	0.00	0.00	4,123.38
5110 - HOA Board Expense												5,800.00	5,800.00
5120 - Insurance	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00
5130 - Admin and General	21.10	10.45	0.00	48.95	186.80	49.40	20.80	18.20	49.40	18.20	45.00	45.00	513.30
5145 - Legal fees	713.00	1,151.04	0.00	0.00	1,045.50	0.00	994.50	331.70	0.00	0.00	1,000.00	0.00	5,235.74
5150 - Contract Cleaning	175.00	175.00	175.00	175.00	175.00	175.00	308.00	305.00	175.00	175.00	175.00	175.00	2,363.00
5160 - Housekeeping Common	1,657.07	1,825.74	1,631.07	1,021.52	990.52	1,335.52	1,511.52	1,222.21	1,377.42	1,345.24	1,400.00	1,600.00	16,917.83
5170 - Routine Maintenance	2,975.00	2,175.00	3,443.00	3,396.00	4,569.00	3,151.00	2,851.00	3,278.00	3,891.00	3,846.00	5,000.00	5,000.00	43,575.00
5200 - Programmed Maintenance	(573.96)	432.30	868.31	1,748.84	3,874.43	5,908.02	3,826.01	2,229.17	1,712.31	2,246.10	2,819.00	2,300.00	27,390.53
5220 - R & M Electrical	331.05	598.96	170.50	633.31	465.92	1,325.59	475.59	48.71	2,039.16	972.34	800.00	800.00	8,661.13
5230 - R & M Building	1,521.57	674.63	263.44	812.77	1,508.56	820.36	592.24	860.84	1,187.34	2,096.59	1,000.00	1,000.00	12,338.34
5240 - R & M Spa	150.14	79.82	378.66	110.00	180.65	83.55	159.07	742.34	23.66	81.44	200.00	200.00	2,389.33
5250 - R & M Pool	825.20	1,471.51	1,310.07	180.63	212.45	234.73	287.06	825.76	392.59	258.09	610.00	700.00	7,308.09
5260 - Grounds Maintenance	0.00	0.00	0.00	322.91	723.06	5,062.16	1,958.51	1,058.96	658.02	774.59	0.00	0.00	10,558.21
5270 - Snow Removal	1,978.90	2,043.78	(269.00)	(500.00)	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	(200.00)	2,853.68
5300 - Electricity	8,660.15	7,841.34	7,410.48	5,046.53	6,004.60	7,443.18	8,644.40	9,667.46	9,149.99	6,397.62	4,411.51	7,000.00	87,677.26
5310 - Water	3,956.23	5,795.43	4,977.03	5,232.23	4,950.63	3,762.63	6,177.70	8,308.45	7,626.61	6,556.50	4,596.21	4,927.66	66,867.31
5320 - Sewer	2,787.91	2,787.91	2,787.91	2,787.91	2,787.91	2,787.91	2,741.34	2,741.34	2,741.34	2,741.34	2,741.34	2,741.34	33,175.50
5330 - Natural Gas	6,343.20	4,684.78	3,192.22	3,065.23	909.81	1,731.54	4,068.19	400.41	1,469.48	1,933.60	2,765.74	3,184.43	33,748.63
5340 - Trash Removal	660.99	672.56	729.85	729.85	742.62	742.62	729.85	729.85	729.85	742.62	729.85	729.85	8,670.36
5350 - TV Cable & Repair	1,557.07	1,469.78	1,361.36	1,444.88	1,452.20	1,452.44	1,462.67	1,451.20	1,441.96	1,443.06	1,450.00	1,450.00	17,436.62
5410 - Capital Reserve	57,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	18,420.64	150,244.14
5430 - Management Fees	1,650.00	1,650.00	1,650.00	1,650.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	20,328.00
5440 - Personal Property Tax	0.00	0.00	15.51	127.73	0.00	0.00	0.00	0.00	0.00	0.00	7,038.00	0.00	7,181.24
5450 - Internet	1,369.93	1,369.93	1,352.81	1,352.81	1,352.81	1,353.00	1,352.62	1,352.81	1,352.81	1,352.81	1,352.81	1,352.81	16,267.96
5460 - Telephone	198.55	124.65	164.62	195.21	125.22	165.99	485.00	485.00	485.00	498.31	485.00	485.00	3,897.55
5500 - Income Tax	0.00	0.00	0.00	100.00	0.00	0.00	0.00	7,175.54	0.00	0.00	0.00	0.00	7,275.54
Total Expense	96,446.60	47,363.11	43,732.22	39,170.81	43,462.19	49,441.64	49,850.57	54,437.45	47,707.44	44,683.95	49,623.96	61,477.73	627,397.67
Net Income	8,668.82	5,291.03	7,416.13	4,386.92	12,614.62	(4,170.55)	(2,497.37)	(9,636.78)	(2,782.18)	(784.73)	(5,975.64)	(13,672.36)	(1,142.09)

**SILVER KING HOMEOWNERS ASSOCIATION
2017 BUDGET**

	<u>17-Jan</u>	<u>17-Feb</u>	<u>17-Mar</u>	<u>17-Apr</u>	<u>17-May</u>	<u>17-Jun</u>	<u>17-Jul</u>	<u>17-Aug</u>	<u>17-Sep</u>	<u>17-Oct</u>	<u>17-Nov</u>	<u>17-Dec</u>	<u>TOTAL</u>
Income													
8000 · Owner Assessments - Regular	42,148.33	42,148.33	42,148.32	42,148.32	42,148.32	42,148.34	42,148.34	42,148.34	42,148.30	42,148.30	42,148.30	42,148.38	505,779.92
8001 · Special Assessment	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
8010 · Other Income	13,300.00	11,600.00	8,800.00	1,300.00	1,100.00	2,125.00	3,500.00	3,100.00	2,450.00	1,500.00	1,000.00	6,600.00	56,375.00
8015 · Finance Charges	150.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	159.00	0.00	0.00	0.00	399.00
Total Income	<u>105,598.33</u>	<u>53,748.33</u>	<u>50,948.32</u>	<u>43,538.32</u>	<u>43,248.32</u>	<u>44,273.34</u>	<u>45,648.34</u>	<u>45,248.34</u>	<u>44,757.30</u>	<u>43,648.30</u>	<u>43,148.30</u>	<u>48,748.38</u>	<u>612,553.92</u>
Gross Profit	105,598.33	53,748.33	50,948.32	43,538.32	43,248.32	44,273.34	45,648.34	45,248.34	44,757.30	43,648.30	43,148.30	48,748.38	612,553.92
Expense													
5100 · Audit & Accounting	0.00	0.00	2,000.00	0.00	1,300.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	4,600.00
5105 · Bank Service Charges	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
5110 · HOA Board expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	5,500.00	5,800.00
5120 · Insurance	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,100.00	2,100.00	2,100.00	2,100.00	24,800.00
5130 · Admin and General	0.00	26.00	0.00	50.00	140.00	50.00	10.00	10.00	10.00	0.00	0.00	25.00	321.00
5150 · Contract Cleaning	175.00	175.00	175.00	175.00	175.00	175.00	970.00	175.00	175.00	175.00	175.00	175.00	2,895.00
5160 · Housekeeping Common	1,300.00	1,300.00	1,200.00	2,300.00	1,100.00	1,100.00	1,200.00	1,200.00	1,100.00	800.00	1,000.00	1,500.00	15,100.00
5170 · Routine Maintenance	3,431.00	2,132.00	3,782.00	3,531.00	5,282.00	3,259.00	3,592.00	3,666.00	3,709.00	5,000.00	5,000.00	5,000.00	47,384.00
5200 · Programmed Maintenance	825.00	320.00	1,051.00	1,700.00	2,400.00	7,700.00	1,200.00	1,356.00	3,000.00	2,200.00	1,400.00	1,600.00	24,752.00
5210 · R & M Furniture & fixtures	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
5220 · R & M Electrical	850.00	850.00	1,000.00	850.00	850.00	975.00	600.00	1,200.00	300.00	800.00	800.00	800.00	9,875.00
5230 · R & M Building	2,300.00	1,000.00	1,500.00	1,500.00	900.00	2,200.00	1,500.00	1,000.00	500.00	1,000.00	1,000.00	1,000.00	15,400.00
5240 · R & M Spa	275.00	140.00	125.00	180.00	205.00	170.00	90.00	250.00	150.00	200.00	200.00	200.00	2,185.00
5250 · R & M Pool	1,161.00	1,282.00	1,292.00	303.58	1,221.00	176.00	103.00	350.00	300.00	253.00	610.00	700.00	7,751.58
5260 · Grounds Maintenance	0.00	600.00	203.44	517.74	480.82	1,651.79	1,247.46	1,184.84	848.00	550.00	0.00	0.00	7,284.09
5270 · Snow Removal	800.00	2,020.00	(500.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	(200.00)	1,920.00
5300 · Electricity	9,591.00	7,772.00	7,337.00	6,952.00	5,398.00	8,532.00	10,748.00	11,153.00	9,710.00	8,035.00	6,181.00	7,034.00	98,443.00
5310 · Water	3,367.00	5,653.00	5,090.00	5,283.00	4,947.00	5,199.00	7,078.00	7,446.00	8,236.00	6,190.00	5,137.00	5,412.00	69,038.00
5320 · Sewer	2,767.00	2,767.00	2,767.00	2,767.00	2,767.00	2,767.00	2,759.00	2,759.00	2,801.00	2,801.00	2,801.00	2,801.00	33,324.00
5330 · Natural Gas	3,823.00	4,136.00	3,304.00	2,516.00	1,988.00	1,521.00	1,194.00	1,403.00	1,334.00	1,400.00	1,591.00	2,767.00	26,977.00
5340 · Trash Removal	546.00	546.00	546.00	556.00	675.00	666.00	657.00	670.00	679.00	682.00	682.00	682.00	7,587.00
5350 · TV Cable & Repair	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	17,000.00
5410 · Capital Reserve	57,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	7,438.50	9,937.75	141,761.25
5430 · Management Fees	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	1,716.00	20,262.00
5440 · Personal Property Tax	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	9,000.00	0.00	9,200.00
5450 · Internet	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	1,370.00	16,440.00
5460 · Telephone	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	1,704.00
Total Expense	<u>95,261.50</u>	<u>44,769.50</u>	<u>44,922.94</u>	<u>43,231.82</u>	<u>44,829.32</u>	<u>50,258.29</u>	<u>47,064.96</u>	<u>47,979.34</u>	<u>47,058.50</u>	<u>45,592.50</u>	<u>49,883.50</u>	<u>51,701.75</u>	<u>612,553.92</u>
Net Income	<u>10,336.83</u>	<u>8,978.83</u>	<u>6,025.38</u>	<u>306.50</u>	<u>(1,581.00)</u>	<u>(5,984.95)</u>	<u>(1,416.62)</u>	<u>(2,731.00)</u>	<u>(2,301.20)</u>	<u>(1,944.20)</u>	<u>(6,735.20)</u>	<u>(2,953.37)</u>	<u>0.00</u>

SILVER KING HOMEOWNERS ASSOCIATION

2017 / 2018 VARIANCES

	<u>2017</u>	<u>2017</u>	<u>VARIANCE</u>		<u>2017</u>	<u>2018</u>	<u>VARIANCE</u>	
	<u>ACTUAL /</u> <u>FORECAST</u>	<u>BUDGET</u>	<u>DOLLARS</u>	<u>PERCENT</u>	<u>ACTUAL /</u> <u>FORECAST</u>	<u>BUDGET</u>	<u>DOLLARS</u>	<u>PERCENT</u>
Income								
8000 · Owner Assessments - Regular	505,936.93	505,779.92	157.01	0.0%	505,936.93	505,936.93	0.00	0.0%
8001 · Special Assessment & Fin Chs	50,856.14	50,399.00	457.14	0.9%	50,856.14	846.79	(50,009.35)	-98.3%
8010 · Other Income	69,462.51	56,375.00	13,087.51	23.2%	69,462.51	65,270.00	(4,192.51)	-6.0%
Total Income	626,255.58	612,553.92	13,701.66	2.2%	626,255.58	572,053.72	(54,201.86)	-8.7%
Expense								
5100 · Audit & Accounting	4,123.38	4,600.00	(476.62)	-10.4%	4,123.38	4,192.50	69.12	1.7%
5105 · Bank Service Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
5110 · HOA Board Expense	5,800.00	5,800.00	0.00	0.0%	5,800.00	5,800.00	0.00	0.0%
5120 · Insurance	24,600.00	24,800.00	(200.00)	-0.8%	24,600.00	29,520.00	4,920.00	20.0%
5130 · Admin and General	513.30	321.00	192.30	59.9%	513.30	405.10	(108.20)	-21.1%
5145 · Legal fees	5,235.74	0.00	5,235.74	0.0%	5,235.74	4,750.00	(485.74)	-9.3%
5150 · Contract Cleaning	2,363.00	2,895.00	(532.00)	-18.4%	2,363.00	2,363.00	0.00	0.0%
5160 · Housekeeping Common	16,917.83	15,100.00	1,817.83	12.0%	16,917.83	16,900.00	(17.83)	-0.1%
5170 · Routine Maintenance	43,575.00	47,384.00	(3,809.00)	-8.0%	43,575.00	45,250.00	1,675.00	3.8%
5200 · Programmed Maintenance	27,390.53	24,752.00	2,638.53	10.7%	27,390.53	27,775.00	384.47	1.4%
5210 · R & M Furniture & fixtures	0.00	750.00	(750.00)	-100.0%	0.00	0.00	0.00	0.0%
5220 · R & M Electrical	8,661.13	9,875.00	(1,213.87)	-12.3%	8,661.13	7,200.00	(1,461.13)	-16.9%
5230 · R & M Building	12,338.34	15,400.00	(3,061.66)	-19.9%	12,338.34	11,450.00	(888.34)	-7.2%
5240 · R & M Spa	2,389.33	2,185.00	204.33	9.4%	2,389.33	2,450.00	60.67	2.5%
5250 · R & M Pool	7,308.09	7,751.58	(443.49)	-5.7%	7,308.09	7,925.00	616.91	8.4%
5260 · Grounds Maintenance	10,558.21	7,284.09	3,274.12	44.9%	10,558.21	10,000.00	(558.21)	-5.3%
5270 · Snow Removal	2,853.68	1,920.00	933.68	48.6%	2,853.68	3,100.00	246.32	8.6%
5300 · Electricity	87,677.26	98,443.00	(10,765.74)	-10.9%	87,677.26	89,900.00	2,222.74	2.5%
5310 · Water	66,867.31	69,038.00	(2,170.69)	-3.1%	66,867.31	67,000.00	132.69	0.2%
5320 · Sewer	33,175.50	33,324.00	(148.50)	-0.4%	33,175.50	33,600.00	424.50	1.3%
5330 · Natural Gas	33,748.63	26,977.00	6,771.63	25.1%	33,748.63	30,151.00	(3,597.63)	-10.7%
5340 · Trash Removal	8,670.36	7,587.00	1,083.36	14.3%	8,670.36	9,000.00	329.64	3.8%
5350 · TV Cable & Repair	17,436.62	17,000.00	436.62	2.6%	17,436.62	18,000.00	563.38	3.2%
5410 · Capital Reserve	150,244.14	141,761.25	8,482.89	6.0%	150,244.14	96,108.00	(54,136.14)	-36.0%
5430 · Management Fees	20,328.00	20,262.00	66.00	0.3%	20,328.00	21,120.00	792.00	3.9%
5440 · Personal Property Tax	7,181.24	9,200.00	(2,018.76)	-21.9%	7,181.24	8,130.00	948.76	13.2%
5450 · Internet	16,267.96	16,440.00	(172.04)	-1.0%	16,267.96	16,439.16	171.20	1.1%
5460 · Telephone	3,897.55	1,704.00	2,193.55	128.7%	3,897.55	5,820.00	1,922.45	49.3%
5500 · Income Tax	7,275.54	0.00	7,275.54	0.0%	7,275.54	100.00	(7,175.54)	-98.6%
Total Expense	627,397.67	612,553.92	14,843.75	2.4%	627,397.67	574,448.76	(52,948.91)	-8.6%
Net Income	(1,142.09)	0.00	(1,142.09)		(1,142.09)	4.96	1,147.05	

SILVER KING HOMEOWNERS ASSOCIATION
2018 BUDGET PRESENTATION

ANALYSIS OF CASH FLOW

10:54:19 AM

			2014	2015	2016	2017	2018	2019	2020	2021	2022
BEGINNING CAPITAL RESERVE FUND BALANCE											
ADDITIONAL RESERVES BASED ON ANTICIPATED ABILITY			218,157	278,125	321,079	360,457	262,711	286,203	235,075	318,683	
ID #	COMPONENT NAME										
Roofing	121	Roof Heat Trace Repairs	(1,955)	(10,180)	(1,945)	(3,260)	(11,000)		(11,000)		
		Roof Heat Tape Replacement									
		Entry Calrod Heater Repair/Replace	(1,500)	(1,820)	(360)						(1,500)
		Roof Membrane		(2,880)		(12,180)				(3,000)	
		Chimney Structures									
	120	Gutters Replacement	(9,353)	(4,856)							(5,000)
Painted Surfaces											
	207	Metal Fencing & Railing - Repaint					(5,174)				
	215	Siding Repaint/Repair						(18,949)			
	216	Common Hallway Painting									
	216	Interior Surfaces - Meeting Rooms									
		Soffit/Facia Painting	(12,713)								
Drive Materials											
	401	Asphalt - Overlay									
	402	Asphalt - Repair/Seal		(4,408)							(5,000)
	403	Concrete - Repair/Replace			(1,000)						
Property Access											
		Garage Door Springs			(1,228)						
	502	Garage Door Replacement						(3,718)			
	590	Access Control System					(26,000)				
		Ingress/Egress Doors*									
Mechanical Equipment											
	702	Boilers- Replace	(12,700)								
	703	Water Heaters - Rebuild		(6,288)							
	705	Ductless HVAC System - Replace									
	707	Elevator - Modernize				(15,901)					
	709	Elevator - Upgrade									
	790	Pool Door Winch					(2,000)				
	790	Variable Frequency Drive									
		Sewer Line Repairs		(1,937)	(2,460)						
		Water Pump Sytems			(1,127)						
		Culinary Hot Water Heat Exchanger				(4,114)					(5,200)
		Coil Heat Exchanger	(3,691)		(5,200)						
		Chiller Compressor Condensor		(27,580)	(1,654)						
		Ice Machines				(6,119)					
Property Identification											
		Sprinkler Repair/replace			(9,102)						
		Common Area Signs							(5,000)		
		Exterior Signs									
Life/Safety											
	901	Fire Control System					(75,000)				
	903	Security Camera System					(6,000)				
		Voicemail System		(2,381)							
		Internet Connectivity				(11,083)					
Pool/Spa											
	1101	Pool & Spa Replaster/New Drains					(12,000)				
	1104	Pool Heater - Replace 2003									
	1104	Pool Heater - Replace 2009									(4,060)
	1105	Spa Heater - Replace		(2,709)							
	1107	Pool Filter - Replace									
	1108	Spa Filter - Replace		(1,852)							
	1111	Pool Chemical Feeders									
		Pool Handicap Assist									
	1121	Pool Furniture				(5,731)					
		Non-Flammable Storage Boxes			(1,615)						

SILVER KING HOMEOWNERS ASSOCIATION
2018 BUDGET PRESENTATION

ANALYSIS OF CASH FLOW		10:54:19 AM	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recreation Equipment											
	Fitness equipment	2021									
	1407 Cardio equipment	2017						(8,000)			
Interiors	Bell Cart				(2,282)						
	Lobby Furniture	2019									
	1409 Sauna Room - Refurbish	2014		(5,000)	(1,830)						
	1413 Meeting Area Restroom - Remodel	2021									
	1413 Pool Area Restroom - Remodel	2021									
	1420 Lobby Fireplace	2023									
	1421 Telephone Switch - Replace	2018							(50,000)		
	Lobby Upgrades	2024									
	Water Softner	2017							(3,036)		
	Silver Room Paint	2015									
	Sauna Heater - Replace	2014			(1,162)						
	1405 Furniture	2019						(1,009)			
	1401 A Laundry - Dryer #1	2013									
	1401 B Laundry - Dryer #2	2018					(4,000)				
	1401 C Laundry - Washer #1	2020							(6,400)		
	1401 D Laundry - Washer #2	2020							(6,400)		
Flooring											
	1501 A Carpet #1 (1st & 2nd Floors)	2019						(35,000)			
	1501 B Carpet #2 (3rd & 4th & 5th Floors)	2020							(61,000)		
	1501 C Carpet Meeting Rooms	2018					(30,000)				
	1503 A Tile #1 (1st & 2nd Floors)	2041									
	1901 Truck-Replace	2017	(1,040)	-							
	#REF! Push Mower	2017									
	1903 Riding Mower	2015		-							
	1904 Snow Plow	2014									
	1905 Snow Blowers	2019						(1,650)			
Building/Structures											
	3rd Floor Trim			(720)							
	2301 Sky Lights*****	2013	(3,245)	(4,705)	(2,940)	(4,485)	(4,330)	(4,440)	(4,550)	(4,650)	(4,800)
	Shed Roof by Host Entrance	2033									
	Garage Lighting (Waiting for rebate amount)					(20,923)					
	<u>Planned - Special Capital Projects</u>										
	Electrical System Repairs		(1,515)				(15,000)				
	Hot Tub Rebar		(6,425)								
	Drain Replacement		(8,987)			(4,500)					
	Contrete Walkway		(4,540)								
	Garage Painting		(9,128)				(3,500)				
	Lobby Front Doors		(7,852)				(18,650)				
	Landscape Architect					(2,000)					
	Common Hallway Remodel			(115,123)							
	Ski Locker Upgrade			(1,300)	-						
	Front Entry Landscape			(2,436)	(23,369)						
	Brite Lites			(2,786)							
UnPlanned											
	Appraisal on Land				(3,200)						
	Riding Lawnmower					(1,922)					
	UNPLANNED PROJECTS					-					
	TOTAL EXPENDITURES		(84,644)	(198,961)	(60,471)	(110,870)	(194,004)	(72,766)	(147,386)	(12,650)	(20,560)
	Operating (Loss)/Gain		-								
	Reserve Contribution		193,395	258,928	103,425	150,244	96,108	96,108	96,108	96,108	96,108
	PROJECTED INTEREST/FINANCE CHARGES		300	-	-	3	150	150	150	150	150
	ENDING CAPITAL RESERVE FUND BALANCE	109,108	218,158	278,125	321,079	360,457	262,711	286,203	235,075	318,683	394,381

Assumes 1.5 to 2.0% inflation

UnPlanned

Planned