

**Shadow Wood Community Association, Inc.**  
**2017 Assessment Revenue**

Alpha

**Total Assessment Revenue Comparison to 2016**

<b>Summary</b>	<b>2017 proposed Budget</b>	<b>2016 Budget</b>	<b>Change increase / (decrease)</b>
Total Assessment Billing	\$ 3,418,000	\$ 3,370,000	\$ 48,000
Less: Replacement Fund - Common Areas	(44,500)	(44,000)	\$ (500)
Less: Replacement Fund - Non-HOA's	(153,500)	(153,000)	\$ (500)
Assessment Revenue-Operating Fund	\$ 3,220,000	\$ 3,173,000	\$ 47,000
Other Revenue (Interest + Misc)	63,000	63,000	\$ -
Total Revenue - Operating Fund	\$ 3,283,000	\$ 3,236,000	\$ 47,000
Total Expenses	\$ 3,283,000	\$ 3,236,000	\$ 47,000
Excess Revenue over Expenses	\$ -	\$ -	\$ -

**Total Assessment Revenue Comparison to 2016 by Neighborhood**

Neighborhood	Common Area			Non-HOA		2017 Assessment	2016 Assessment	Change Annual Increase
	2016 Base Cost	2017 Increase to Base Cost	2017 Common Area Capital	Neigh Operating	Neigh Capital			
Banyan Cove	2,071	38	30	509	366	3,014	2,977	37
Baycrest	2,071	38	30	-	-	2,139	2,101	38
Cedar Glen	2,071	38	30	221	231	2,591	2,544	47
Chartwell	2,071	38	30	583	551	3,273	3,357	(84)
Cypress Hammock	1,876	38	30	-	-	1,944	2,101	(157)
Fairview	2,071	38	30	314	272	2,725	2,703	22
Ginger Pointe	2,071	38	30	-	-	2,139	2,101	38
Glen Lakes	2,071	38	30	298	253	2,690	2,679	11
Glenview	2,071	38	30	-	-	2,139	2,101	38
Hawthorne	2,071	38	30	-	-	2,139	2,101	38
Idlewilde	2,071	38	30	290	236	2,665	2,611	54
Indigo Isle	1,876	38	30	-	-	1,944	2,101	(157)
Kenwood	2,071	38	30	-	-	2,139	2,101	38
Lake Forest	2,071	38	30	445	451	3,035	3,095	(60)
Laurel Meadow	2,071	38	30	-	-	2,139	2,101	38
Longleaf	2,071	38	30	-	-	2,139	2,101	38
Magnolia Bend	2,071	38	30	665	394	3,198	3,247	(49)
Mahogany Cove	2,071	38	30	-	-	2,139	2,101	38
Morningside	1,876	38	30	-	-	1,944	1,906	38
Northridge	2,071	38	30	-	-	2,139	2,101	38
Oak Hammock	1,876	38	30	-	-	1,944	2,101	(157)
Oak Strand	2,071	38	30	-	-	2,139	2,101	38
Oakbrook	2,071	38	30	423	291	2,853	2,790	63
Orchid Ridge	2,071	38	30	335	269	2,743	2,691	52
Palmetto Ridge	1,876	38	30	-	-	1,944	2,101	(157)
Plumbago Pointe	2,071	38	30	-	-	2,139	2,101	38
Summerfield	2,071	38	30	234	246	2,619	2,558	61
Sweet Bay	2,071	38	30	-	-	2,139	2,101	38
Sycamore Grove	2,071	38	30	-	-	2,139	2,101	38
Tamarind Trace	2,071	38	30	-	-	2,139	2,101	38
The Reserve	2,071	38	30	497	393	3,029	3,087	(58)
Willow Walk	2,071	38	30	740	471	3,350	3,276	74
Woodmont	2,071	38	30	-	-	2,139	2,101	38
Woodsedge	2,071	38	30	340	318	2,797	2,793	4

Footnote

<sup>1</sup> In 2014 the Finance Committee and Board of Directors reviewed the Replacement Fund Cash Flow Analysis as provided by an independent firm, Reserve Advisors, Inc., and determined the outlook for 2015 and beyond would result in expenses exceeding the revenue significantly in the short term. The current practice of funding the Reserves by Resale Fees only, would not generate enough revenue. Based on this analysis, the Board approved charging an annual Reserve Assessment for the SWCA Common Area.