

Shadow Wood Community Association, Inc.

2019 Assessment Revenue

Total Assessment Revenue Comparison to 2018 by Neighborhood

Neighborhood	Common Area		Non-HOA		2019 Assmnt	2018 Assmnt	Annual Increase
	2019 Base Op Assmnt	2019 Capital Replacement	2019 Neigh Operating	2018/2019 Neigh Capital			
Banyan Cove	2,179	40	575	366	3,160	3,088	72
Baycrest	2,179	40	-	-	2,219	2,189	30
Cedar Glen	2,179	40	267	231	2,717	2,632	85
Chartwell	2,179	40	637	551	3,407	3,290	117
Cypress Hammock	1,984	40	-	-	2,024	1,994	30
Fairview	2,179	40	369	272	2,859	2,788	71
Ginger Pointe	2,179	40	-	-	2,219	2,189	30
Glen Lakes	2,179	40	373	253	2,844	2,744	100
Glenview	2,179	40	-	-	2,219	2,189	30
Hawthorne	2,179	40	-	-	2,219	2,189	30
Idlewilde	2,179	40	320	236	2,775	2,696	79
Indigo Isle	1,984	40	-	-	2,024	1,994	30
Kenwood	2,179	40	-	-	2,219	2,189	30
Lake Forest	2,179	40	561	451	3,230	3,090	140
Laurel Meadow	2,179	40	-	-	2,219	2,189	30
Longleaf	2,179	40	-	-	2,219	2,189	30
Magnolia Bend	2,179	40	907	394	3,520	3,278	242
Mahogany Cove	2,179	40	-	-	2,219	2,189	30
Morningside	1,984	40	-	-	2,024	1,994	30
Northridge	2,179	40	-	-	2,219	2,189	30
Oak Hammock	1,984	40	-	-	2,024	1,994	30
Oak Strand	2,179	40	-	-	2,219	2,189	30
Oakbrook	2,179	40	506	291	3,016	2,924	92
Orchid Ridge	2,179	40	385	269	2,873	2,796	77
Palmetto Ridge	1,984	40	-	-	2,024	1,994	30
Plumbago Pointe	2,179	40	-	-	2,219	2,189	30
Summerfield	2,179	40	245	246	2,710	2,664	46
Sweet Bay	2,179	40	-	-	2,219	2,189	30
Sycamore Grove	2,179	40	-	-	2,219	2,189	30
Tamarind Trace	2,179	40	-	-	2,219	2,189	30
The Reserve	2,179	40	576	393	3,188	3,058	130
Willow Walk	2,179	40	762	471	3,452	3,379	73
Woodmont	2,179	40	-	-	2,219	2,189	30
Woodsedge	2,179	40	410	318	2,947	2,860	87

NOTE: The Hotwire TV/Internet bulk billing in 2019 will be based on each unit's installation date.

- Installations prior to July 31, 2018 will be billed \$608 (12 mon service in 2019 - 4 mon credit from 2018 = 8 mon @ \$76)
- Installations prior to Aug 30, 2018 will be billed \$532 (11 mon service in 2019 - 4 mon credit from 2018 = 7 mon @ \$76)
- Installations prior to Sept 30, 2018 will be billed \$456 (10 mon service in 2019 - 4 mon credit from 2018 = 6 mon @ \$76)
- Installations prior to Oct 31, 2018 will be billed \$380 (9 mon service in 2019 - 4 mon credit from 2018 = 5 mon @ \$76)
- Installations during Nov will be billed \$608 (12 mon service in 2019 - 4 mon credit 2018 = 8 mon @ \$76) They will receive 4 mon credit in 2020.
- Installations during Dec will be billed \$608 (12 mon service in 2019 - 4 mon credit 2018 = 8 mon @ \$76) They will receive 5 mon credit in 2020.
- Installations after Dec 31, 2018 will be billed \$608 (12 mon service in 2019 - 4 mon credit from 2018 = 8 mon @ \$76)

H.Irma Special Assessment - A one time special assessment will be billed to recoup expenses in 2017 & 2018 for hurricane damage. \$376,612 total expenses - \$100,000 insurance settlement revenue = \$276,612 / 1,481 units = \$186/unit.