

# Budget Comparison

Property: Estates at Meadowwood III  
Est. 2018 vs 2019 Budget

A. INCOME	Est 2018	2019 Budget	\$ Change
4101 HOA Dues	\$ 67,200.00	\$ 67,200.00	\$ -
4116 Landscape Pass Thru	\$ 2,633.10	\$ 7,300.00	\$ 4,666.90
<b>TOTAL INCOME</b>	<b>\$ 70,230.59</b>	<b>\$ 74,500.00</b>	<b>\$ 4,269.41</b>
<b>B. EXPENSE</b>			
5001 Total MAINTENANCE EXPENSES	\$ 1,375.67	\$ 1,200.00	\$ (175.67)
5100 Total COMMON AREA LANDSCAPING	\$ 15,440.89	\$ 12,100.00	\$ (3,340.89)
5125 Total TOWNHOME LANDSCAPE	\$ 6,846.40	\$ 6,915.00	\$ 68.60
5150 Total STREETS	\$ 44,406.51	\$ 16,750.00	\$ (27,656.51)
5300 Total UTILITIES	\$ 1,556.42	\$ 1,526.00	\$ (30.42)
5400 Total TAX & LICENSES	\$ 26.11	\$ 46.00	\$ 19.89
5450 Total PAYROLL	\$ 1,758.09	\$ 1,890.00	\$ 131.91
5550 Total MARKETING EXPENSE	\$ 320.00	\$ 480.00	\$ 160.00
5600 Total ADMINISTRATIVE	\$ 11,114.25	\$ 9,545.00	\$ (1,569.25)
5650 Total INSURANCE	\$ 2,289.00	\$ 2,500.00	\$ 211.00
5700 Total OFFICE	\$ 342.98	\$ 520.00	\$ 177.02
<b>TOTAL EXPENSE</b>	<b>\$ 85,133.34</b>	<b>\$ 52,952.00</b>	<b>\$ (32,181.34)</b>
<b>NOI</b>	<b>\$ (14,902.75)</b>	<b>\$ 21,548.00</b>	<b>\$ 36,450.75</b>
<b>NON OPERATING INCOME</b>			
7002 Funds Transf. from Res. to Oper.	\$ 27,183.95		\$ (27,183.95)
<b>TOTAL NON OPERATING INCOME</b>	<b>\$ 27,183.95</b>	<b>\$ -</b>	<b>\$ (27,183.95)</b>
Transfer from Operating to Reserve	\$ 12,000.00	\$ 12,000.00	\$ -
<b>NET INCOME</b>	<b>\$ 281.20</b>	<b>\$ 9,548.00</b>	<b>\$ 9,266.80</b>
<b>C. Assessment amount per unit &amp; due date</b>	\$ 960.00	due by January 31st or a two payment option of January 31st and July 31st.	
c. Landscape Pass Through Town Homes	\$ 494.00	Two payments on January 31st and July 31st.	

## Estates at Meadowwood III Reserve Study Disclosures

### E. Reserve Study meets Section 331

D. 2019 Res. asses. Budgeted	\$	12,000.00		
e. 2019 Res. Asses. Recommended in 2013 Study	\$	22,800.00		
e. Special Assessments planned	\$	-		
e. Will reserves meet projected needs		No		
e. Will additional funds be needed		Yes		
e. Recommended balance end 2018	\$	114,332.00		
e. Projected balance by end 2018	\$	48,764.00		
e. Percent funded end 2018	\$	0.43		
	Res Stdy Est	Est Res. Bal. in	% of Res.	Deficiency
	Bal	Acct	Funded	per unit
f. Estimated reserve balance end 2018	\$ 114,332.00	\$ 48,764.00	0.43	\$ 862.74
f. Estimated reserve balance end 2019	\$ 134,937.00	\$ 60,764.00	0.45	\$ 975.96
f. Estimated reserve balance end 2020	\$ 157,347.00	\$ 84,764.00	0.54	\$ 955.04
f. Estimated reserve balance end 2021	\$ 183,198.00	\$ 108,764.00	0.59	\$ 979.19
f. Estimated reserve balance end 2022	\$ 178,883.00	\$ 132,764.00	0.74	\$ 606.83