

Riverside II 37-48
DRAFT 5/8/2017
Joe Ingram

	Actual	Projections					
Target Year	2016	2017	2018	2019	2020	2021	2022
Number of homes	12	12	12	12	12	12	12
	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Total Regime Income							
1st Qtr	10,786	14,168	14,452	14,741	15,035	15,336	15,643
2nd Qtr	14,925	14,168	14,452	14,741	15,035	15,336	15,643
3rd Qtr	14,925	14,168	14,452	14,741	15,035	15,336	15,643
4th Qtr	14,925	14,168	14,452	14,741	15,035	15,336	15,643
Total Income	55,561	56,673	57,806	58,962	60,141	61,344	62,571
Other Income	6,263						
Total Funds available for Target Year	61,824	56,673	57,806	58,962	60,141	61,344	62,571
Total Regime Expenses							
SNHA Regime Basic Service Fee	4,860	5,160	5,460	5,760	6,060	6,121	6,182
Planning	1,000	1,010	1,020	1,030	1,041	1,051	1,062
Accounting	660	667	673	680	687	694	701
Insurance (Annual Increase 2%)	7,923	8,081	8,243	8,408	8,576	8,748	8,923
Regime Property Services Contract (SNMCO)	13,914	14,331	14,761	15,204	15,660	16,130	16,614
Improvements	0	0	0	0	0	0	0
Routine Common Property Maintenance	3,922	7,480	8,575	7,832	8,963	8,202	9,371
Snow removal roofs	0	3,600	3,636	3,672	3,709	3,746	3,784
Routine Project Management	1,292	1,330	1,465	1,381	1,521	1,434	1,579
LP Gas Program Fee	456	461	465	470	475	479	484
Other Expense	4,020						
Total Expense	38,047	42,120	44,299	44,437	46,691	46,604	48,698
Reserve Fund							
Available to beginning of Year	57,117	62,452	67,222	79,618	58,304	71,754	78,432
Projects-Target Year from Reserves	17,120	8,735	992	32,000	0	7,198	17,788
Project Management @12%	1,322	1,048	119	3,840	0	864	2,135
Reserve Fund Contribution	23,777	14,553	13,507	14,525	13,450	14,740	13,873
Projected Year End Fund Balance	62,452	67,222	79,618	58,304	71,754	78,432	72,382
SNHA fees included in above calculations							
SNHA Basic Service Fee/Home	405	430	455	480	505	510	515
LP Gas Service Fee/Home	38	38	39	39	40	40	40
Planning Fee/Regime	1,000	1,010	1,020	1,030	1,041	1,051	1,062
Accounting Fee/Home	55	56	56	57	57	58	58