



# 2023 Budget Summary

(1-13-2023)

254 homes after buildout

Single Increase		Fixed Expenses																		
0.0%		2.0%		2.0%	1.0%	2.0%	\$10,000	1.5%	1.5%	2.5%	\$75	1.5%	1.5%	1.5%	1.5%	\$500	2.0%			
Assumptions:	6 new / yr.	incr. 2% / yr	incr. 2% / yr.	incr. 1% / yr.	incr. 2% / yr.	avg. \$3500 incr. 1.5%	avg. \$7500 incr. 1.5%	incr. 6% thru 2025 then 2.5% / yr.	incr. \$75 / yr.	incr. 1.5% / yr.	incr. 1.5% / yr.	avg. \$1500 incr. 1.5%	avg. \$5000 incr. 1.5%	\$500	fixed / decrease	incr. 2% / yr.	fixed \$1500			
Year	Total Income:	Pre-Paid Dues	Accounting Fees	Technology Zoom, Website Maint.	Insurance	Common Area Maint. (Mowing, Landscaping Irrigation)	Mulch (2% inflation)	Legal	Lighting Maint.	Management Fees	Permits - Pool	Pond & Algae	Pool Maint. and Cleaning	Repairs - Irrigation, Pool Equipment	Snow Removal	Social Events	Internet	Utilities - Water and Electric	Misc. - Postage, Office Supplies	Fixed Expenses
2017	\$178,900		\$6,350	\$7,920	\$4,294	\$42,100		\$1,180	\$7,335	\$17,210	\$200	\$3,125	\$16,580	\$770	\$850	\$350		\$15,360	\$1,264	\$123,624
2018	\$204,160		\$6,595	\$900	\$3,721	\$55,000		\$4,950	\$8,600	\$20,695	\$275	\$4,945	\$16,500	\$3,000	\$2,700	\$0	\$295	\$21,475	\$1,264	\$150,915
2019	\$235,400		\$6,720	\$575	\$3,925	\$65,680		\$9,150	\$7,450	\$25,491	\$350	\$5,100	\$15,930	\$825	\$7,735	\$0	\$937	\$15,480	\$862	\$166,210
2020	\$259,111	-\$10,842	\$7,020	\$415	\$4,958	\$50,261	\$10,000	\$6,415	\$2,482	\$28,306	\$0	\$4,397	\$17,121	\$615	\$840	\$0	\$916	\$17,705	\$765	\$152,216
2021	\$277,212		\$8,450	\$856	\$5,652	\$49,203	\$7,749	\$5,441	\$1,593	\$30,589	\$0	\$4,463	\$17,233	\$1,630	\$1,500	\$0	\$862	\$15,728	\$1,404	\$152,353
2022	\$283,448		\$9,055	\$399	\$6,018	\$56,222	\$11,116	\$1,298	\$7,770	\$30,137	\$250	\$6,211	\$21,444	\$18,824	\$4,672	\$297	\$731	\$20,009	\$1,367	\$195,820
2023	\$290,648		\$9,236	\$407	\$6,078	\$57,346	\$11,338	\$1,317	\$7,887	\$31,945	\$325	\$6,304	\$21,766	\$2,500	\$4,742	\$500	\$731	\$20,409	\$1,367	\$184,199
2024	\$297,848		\$9,421	\$415	\$6,139	\$58,493	\$11,565	\$1,337	\$8,005	\$33,862	\$400	\$6,399	\$22,092	\$2,538	\$4,813	\$500	\$731	\$20,817	\$1,367	\$188,894
2025	\$305,048		\$9,609	\$423	\$6,200	\$59,663	\$11,796	\$1,357	\$8,125	\$35,894	\$475	\$6,495	\$22,424	\$2,576	\$4,885	\$500	\$731	\$21,234	\$1,367	\$193,754
2026	\$306,248		\$9,801	\$432	\$6,262	\$60,857	\$12,032	\$1,378	\$8,247	\$36,791	\$550	\$6,592	\$22,760	\$2,614	\$4,959	\$500	\$731	\$21,658	\$1,367	\$197,531
2027	\$306,248		\$9,997	\$441	\$6,325	\$62,074	\$12,273	\$1,398	\$8,370	\$37,711	\$625	\$6,691	\$23,101	\$2,653	\$5,033	\$500	\$731	\$22,092	\$1,367	\$201,382
2028	\$306,248		\$10,197	\$449	\$6,388	\$63,315	\$12,518	\$1,419	\$8,496	\$38,654	\$700	\$6,791	\$23,448	\$2,693	\$5,109	\$500	\$731	\$22,533	\$1,367	\$205,309
2029	\$306,248		\$10,401	\$458	\$6,452	\$64,581	\$12,769	\$1,441	\$8,623	\$39,620	\$775	\$6,893	\$23,800	\$2,734	\$5,185	\$500	\$731	\$22,984	\$1,367	\$209,314
2030	\$306,248		\$10,609	\$467	\$6,517	\$65,873	\$13,024	\$1,462	\$8,753	\$40,610	\$850	\$6,997	\$24,157	\$2,775	\$5,263	\$500	\$731	\$23,444	\$1,367	\$213,398
2031	\$306,248		\$10,822	\$477	\$6,582	\$67,190	\$13,285	\$1,484	\$8,884	\$41,626	\$925	\$7,102	\$24,519	\$2,816	\$5,342	\$500	\$731	\$23,913	\$1,367	\$217,563
2032	\$306,248		\$11,038	\$486	\$6,648	\$68,534	\$13,550	\$1,506	\$9,017	\$42,666	\$1,000	\$7,208	\$24,887	\$2,858	\$5,422	\$500	\$731	\$24,391	\$1,367	\$221,811
2033	\$306,248		\$11,259	\$496	\$6,714	\$69,905	\$13,821	\$1,529	\$9,153	\$43,733	\$1,075	\$7,316	\$25,260	\$2,901	\$5,503	\$500	\$731	\$24,879	\$1,367	\$226,142
2034	\$304,800		\$11,484	\$506	\$6,781	\$71,303	\$14,098	\$1,552	\$9,290	\$44,826	\$1,150	\$7,426	\$25,639	\$2,945	\$5,586	\$500	\$731	\$25,376	\$1,367	\$230,560
2035	\$304,800		\$11,714	\$516	\$6,849	\$72,729	\$14,380	\$1,575	\$9,429	\$45,947	\$1,225	\$7,537	\$26,023	\$2,989	\$5,670	\$500	\$731	\$25,884	\$1,367	\$235,065
2036	\$304,800		\$11,948	\$526	\$6,918	\$74,184	\$14,667	\$1,599	\$9,571	\$47,096	\$1,300	\$7,650	\$26,414	\$3,034	\$5,755	\$500	\$731	\$26,401	\$1,367	\$239,660
2037	\$304,800		\$12,187	\$537	\$6,987	\$75,667	\$14,961	\$1,623	\$9,714	\$48,273	\$1,375	\$7,765	\$26,810	\$3,079	\$5,841	\$500	\$731	\$26,929	\$1,367	\$244,347

		\$2,500		\$5,500		1.5%		\$15,000		\$15,000				\$10,000				0.0371%	
		\$2500 / yr.		\$5500 / 3 yrs.		\$15000 / 10 yrs.		\$15,000 / 5 yrs.		\$25,000 / 5 yrs.		\$10,000 / 15 yrs.							
Year	Sidewalk Maint.	Tree Trimming	New Landscape and Replacement	Pool Furn.	Pool Maint.	Fence Painting	Security	Sidewalks	Common Area Cleanup	Fountain Upgrades	GD Debt / Lot Purchase	Entrance Signs	Street Sign Posts	Light Poles	Expand Pool	Optional Expenses	Projected Yr-End Operating Balance	Cash Reserve	
2017						\$37,180		\$13,130								\$50,310	\$111,000		
2018							\$1,105	\$9,740								\$92,195	\$72,050		
2019							\$395	\$9,250								\$62,720	\$48,517		
2020		\$5,653	\$35,875	Wak Wall & Com Ar	\$15,000			\$12,956		\$9,125	\$2,000					\$80,609	\$63,961	\$29,428	
2021		\$2,188	\$18,645	Between Pond 2&3	2 - salt cells		study	\$12,500			\$51,733	debt and interest				\$85,066	\$113,754	\$29,439	
2022		\$7,455	\$10,462	Spring Replacement					\$9,120	Pond 3 Area	\$43,208	lot beside pool				\$70,245	\$147,375	\$29,451	
2023	\$2,500	\$5,500	\$30,000	parking lot sealing	\$25,000	\$25,000			\$25,000	Pond 2 Area		\$40,000	\$20,000		\$5,000	\$178,000	\$75,824	\$29,462	
2024	\$2,500		\$30,450		\$4,000	2 - salt cells								study		\$36,950	\$147,828	\$29,473	
2025	\$2,500		\$30,907		\$15,000	painting										\$48,407	\$210,715	\$29,484	
2026	\$2,500	\$5,500	\$31,370													\$39,370	\$280,062	\$29,495	
2027	\$2,500		\$31,841			\$25,000										\$59,341	\$325,587	\$29,506	
2028	\$2,500		\$32,319													\$34,819	\$391,707	\$29,517	
2029	\$2,500	\$5,500	\$32,803	\$15,000												\$55,803	\$432,837	\$29,528	
2030	\$2,500		\$33,295		\$15,000											\$50,795	\$474,892	\$29,538	
2031	\$2,500		\$33,795													\$36,295	\$527,282	\$29,549	
2032	\$2,500	\$5,500	\$34,302			\$25,000										\$67,302	\$544,418	\$29,560	
2033	\$2,500		\$34,816													\$37,316	\$587,207	\$29,571	
2034	\$2,500		\$35,338													\$37,838	\$623,609	\$29,582	
2035	\$2,500	\$5,500	\$35,869		\$15,000					\$10,000						\$68,869	\$624,475	\$29,593	
2036	\$2,500		\$36,407													\$38,907	\$650,709	\$29,604	
2037	\$2,500		\$36,953	\$15,000		\$25,000										\$79,453	\$631,709	\$29,615	