



Projected Budget Summary

(1-1-2021 - Post 2020 Audit)

254 homes after buildout

Single Increase
0.0%

Income		Fixed Expenses																		
Assumptions:	6 new / yr. (37 total new)	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	Website Maint.	Insurance	Common Area Maint. (Mowing, Landscaping, Irrigation)	Mulch (2% inflation)	Legal	Lighting Maint.	Management Fees	Permits	Pond & Algae	Pool Maint.	Repairs	Snow Removal	Social Events	Phone	Utilities	Misc.	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		\$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	\$266,311		\$7,160	\$423	\$5,008	\$54,800	\$15,000	\$6,511	\$2,519	\$30,004	\$75	\$4,463	\$17,378	\$624	\$5,000	\$500	\$916	\$18,059	\$765	\$169,206
2022	\$273,511		\$7,304	\$432	\$5,058	\$55,896	\$15,300	\$6,609	\$2,557	\$31,805	\$150	\$4,530	\$17,638	\$634	\$5,075	\$500	\$916	\$18,420	\$765	\$173,588
2023	\$280,711		\$7,450	\$440	\$5,108	\$57,014	\$15,606	\$6,708	\$2,595	\$33,713	\$225	\$4,598	\$17,903	\$643	\$5,151	\$500	\$916	\$18,789	\$765	\$178,124
2024	\$287,911		\$7,599	\$449	\$5,159	\$58,154	\$15,918	\$6,809	\$2,634	\$35,736	\$300	\$4,667	\$18,172	\$653	\$5,228	\$500	\$916	\$19,164	\$765	\$182,823
2025	\$295,111		\$7,751	\$458	\$5,211	\$59,317	\$16,236	\$6,911	\$2,674	\$37,880	\$375	\$4,737	\$18,444	\$663	\$5,307	\$500	\$916	\$19,548	\$765	\$187,692
2026	\$296,311		\$7,906	\$467	\$5,263	\$60,504	\$16,561	\$7,014	\$2,714	\$38,827	\$450	\$4,808	\$18,721	\$672	\$5,386	\$500	\$916	\$19,939	\$765	\$191,413
2027	\$296,311		\$8,064	\$477	\$5,316	\$61,714	\$16,892	\$7,120	\$2,755	\$39,797	\$525	\$4,880	\$19,002	\$683	\$5,467	\$500	\$916	\$20,337	\$765	\$195,209
2028	\$296,311		\$8,225	\$486	\$5,369	\$62,948	\$17,230	\$7,226	\$2,796	\$40,792	\$600	\$4,953	\$19,287	\$693	\$5,549	\$500	\$916	\$20,744	\$765	\$199,080
2029	\$296,311		\$8,390	\$496	\$5,422	\$64,207	\$17,575	\$7,335	\$2,838	\$41,812	\$675	\$5,027	\$19,576	\$703	\$5,632	\$500	\$916	\$21,159	\$765	\$203,029
2030	\$296,311		\$8,557	\$506	\$5,477	\$65,491	\$17,926	\$7,445	\$2,880	\$42,858	\$750	\$5,103	\$19,870	\$714	\$5,717	\$500	\$916	\$21,582	\$765	\$207,057
2031	\$296,311		\$8,728	\$516	\$5,531	\$66,801	\$18,285	\$7,557	\$2,924	\$43,929	\$825	\$5,179	\$20,168	\$724	\$5,803	\$500	\$916	\$22,014	\$765	\$211,165
2032	\$296,311		\$8,903	\$526	\$5,587	\$68,137	\$18,651	\$7,670	\$2,968	\$45,027	\$900	\$5,257	\$20,470	\$735	\$5,890	\$500	\$916	\$22,454	\$765	\$215,356
2033	\$296,311		\$9,081	\$537	\$5,643	\$69,500	\$19,024	\$7,785	\$3,012	\$46,153	\$975	\$5,336	\$20,777	\$746	\$5,978	\$500	\$916	\$22,903	\$765	\$219,631
2034	\$304,800		\$9,263	\$548	\$5,699	\$70,890	\$19,404	\$7,902	\$3,057	\$47,307	\$1,050	\$5,416	\$21,089	\$758	\$6,068	\$500	\$916	\$23,361	\$765	\$223,991
2035	\$304,800		\$9,448	\$559	\$5,756	\$72,307	\$19,792	\$8,020	\$3,103	\$48,489	\$1,125	\$5,497	\$21,405	\$769	\$6,159	\$500	\$916	\$23,829	\$765	\$228,440
2036	\$304,800		\$9,637	\$570	\$5,814	\$73,754	\$20,188	\$8,141	\$3,150	\$49,702	\$1,200	\$5,580	\$21,726	\$780	\$6,251	\$500	\$916	\$24,305	\$765	\$232,977
2037	\$304,800		\$9,830	\$581	\$5,872	\$75,229	\$20,592	\$8,263	\$3,197	\$50,944	\$1,275	\$5,663	\$22,052	\$792	\$6,345	\$500	\$916	\$24,791	\$765	\$237,607

Optional Expenses															0.0371%		
Year	Plant Replacement (2% infl.)	Sidewalk Maint.	New Landscape and Tree Trimming	Pool Furn.	Pool Maint.	Fence Painting	Security	Sidewalks	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			\$81,350				\$1,105	\$9,740							\$92,195	\$72,050	
2019			\$42,075	\$11,000			\$395	\$9,250							\$62,720	\$48,517	
2020			\$5,653	\$35,875	Wak Wall & Com Areas	\$15,000		\$12,956	\$9,125	\$2,000					\$80,609	\$63,961	\$29,428
2021	\$2,500	\$2,500	\$5,500	\$30,000	White Dr Island		study	\$5,000		\$51,733	debt				\$97,233	\$63,833	\$29,439
2022	\$2,550	\$2,500		\$30,450	Between Pond 2&3	\$25,000				\$45,000	lot				\$105,500	\$58,256	\$29,450
2023	\$2,601	\$2,500	\$5,500	\$30,907									\$25,000		\$66,508	\$94,335	\$29,461
2024	\$2,653	\$2,500		\$31,370							\$22,500	\$21,000	\$27,500	\$5,000	\$112,523	\$86,899	\$29,472
2025	\$2,706	\$2,500		\$31,841		\$15,000								study	\$52,047	\$142,271	\$29,483
2026	\$2,760	\$2,500	\$5,500	\$32,319											\$43,079	\$204,090	\$29,494
2027	\$2,815	\$2,500		\$32,803		\$25,000									\$63,119	\$242,074	\$29,504
2028	\$2,872	\$2,500		\$33,295									Pool	\$229,500	\$268,167	\$71,137	\$29,515
2029	\$2,929	\$2,500	\$5,500	\$33,795	\$15,000										\$59,724	\$104,695	\$29,526
2030	\$2,988	\$2,500		\$34,302		\$15,000									\$54,789	\$139,160	\$29,537
2031	\$3,047	\$2,500		\$34,816											\$54,789	\$93,942	\$29,548
2032	\$3,108	\$2,500	\$5,500	\$35,338		\$25,000							splash pad	\$90,000	\$130,364	\$103,451	\$29,559
2033	\$3,171	\$2,500		\$35,869											\$41,539	\$138,592	\$29,570
2034	\$3,234	\$2,500		\$36,407											\$42,141	\$177,260	\$29,581
2035	\$3,299	\$2,500	\$5,500	\$36,953		\$15,000			\$10,000						\$173,251	\$80,369	\$29,592
2036	\$3,365	\$2,500		\$37,507									parking	\$100,000	\$163,372	-\$11,180	\$29,603
2037	\$3,432	\$2,500		\$38,070	\$15,000		\$25,000						event room	\$120,000	\$84,002	-\$27,989	\$29,614