



Projected Budget Summary

(9-15-2020)

		Single Increase 0.0%	2.0%	2.0%	1.0%	1.5%	2.0%	1.0%	1.5%	1.5%	6.0%	\$75	1.5%	1.5%	1.5%	1.5%	\$500	2.0%			
		Fixed Expenses																			
Assumptions:	6 new / yr. (37 total new)	incr. 2% / yr	incr. 2% / yr.	Each 12 yrs (2% / yr)	incr. 1% / yr.	avg. \$1500 incr. 1.5%	incr. 2% / yr.	incr. 1% / yr.	avg. \$3500 incr. 1.5%	avg. \$7500 incr. 1.5%	incr. 3% / 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:	Accounting Fees	Website Maint.	Fence Painting	Insurance	Irrigation Maint.	Lawn Care	Landscape Maint.	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	\$37,180	\$4,294	\$525	\$42,100		\$1,180	\$7,335	\$17,210	\$200	\$3,125	\$16,580	\$770	\$850	\$350		\$15,360		\$161,329
2018	\$204,160	\$6,595	\$900		\$3,721	\$4,630	\$55,000		\$4,950	\$8,600	\$20,695	\$275	\$4,945	\$16,500	\$3,000	\$2,700	\$0	\$295	\$21,475	\$1,264	\$155,545
2019	\$235,400	\$6,720	\$575		\$3,925	\$1,467	\$65,680		\$9,150	\$7,450	\$25,491	\$350	\$5,100	\$15,930	\$825	\$7,735	\$0	\$937	\$15,480	\$862	\$167,677
2020	\$242,600	\$6,854	\$587		\$3,964	\$1,523	\$66,994	\$31,000	\$3,553	\$7,613	\$27,020	\$425	\$5,177	\$16,169	\$1,523	\$5,075	\$500	\$937	\$15,790	\$1,500	\$196,201
2021	\$249,800	\$6,991	\$598		\$4,004	\$1,545	\$68,333	\$31,620	\$3,606	\$7,727	\$28,642	\$500	\$5,254	\$16,411	\$1,545	\$5,151	\$500	\$937	\$16,105	\$1,500	\$200,971
2022	\$257,000	\$7,131	\$610		\$4,044	\$1,569	\$69,700	\$32,252	\$3,660	\$7,843	\$30,360	\$575	\$5,333	\$16,658	\$1,569	\$5,228	\$500	\$937	\$16,427	\$1,500	\$205,896
2023	\$264,200	\$7,274	\$622		\$4,084	\$1,592	\$71,094	\$32,897	\$3,715	\$7,960	\$32,182	\$650	\$5,413	\$16,908	\$1,592	\$5,307	\$500	\$937	\$16,756	\$1,500	\$210,984
2024	\$271,400	\$7,419	\$635		\$4,125	\$1,616	\$72,516	\$33,555	\$3,770	\$8,080	\$34,113	\$725	\$5,494	\$17,161	\$1,616	\$5,386	\$500	\$937	\$17,091	\$1,500	\$216,240
2025	\$278,600	\$7,568	\$648		\$4,166	\$1,640	\$73,966	\$34,227	\$3,827	\$8,201	\$36,159	\$800	\$5,577	\$17,419	\$1,640	\$5,467	\$500	\$937	\$17,433	\$1,500	\$221,675
2026	\$279,800	\$7,719	\$660		\$4,208	\$1,665	\$75,446	\$34,911	\$3,884	\$8,324	\$38,329	\$875	\$5,660	\$17,680	\$1,665	\$5,549	\$500	\$937	\$17,782	\$1,500	\$227,294
2027	\$279,800	\$7,874	\$674		\$4,250	\$1,690	\$76,955	\$35,609	\$3,943	\$8,449	\$40,629	\$950	\$5,745	\$17,945	\$1,690	\$5,632	\$500	\$937	\$18,137	\$1,500	\$233,108
2028	\$279,800	\$8,031	\$687		\$4,293	\$1,715	\$78,494	\$36,321	\$4,002	\$8,575	\$43,067	\$1,025	\$5,831	\$18,214	\$1,715	\$5,717	\$500	\$937	\$18,500	\$1,500	\$239,124
2029	\$279,800	\$8,192	\$701		\$4,336	\$1,741	\$80,064	\$37,048	\$4,062	\$8,704	\$45,550	\$1,100	\$5,919	\$18,487	\$1,741	\$5,803	\$500	\$937	\$18,870	\$1,500	\$245,354
2030	\$279,800	\$8,355	\$715		\$4,379	\$1,767	\$81,665	\$37,789	\$4,123	\$8,835	\$48,390	\$1,175	\$6,008	\$18,765	\$1,767	\$5,890	\$500	\$937	\$19,247	\$1,500	\$251,805
2031	\$279,800	\$8,523	\$729		\$4,423	\$1,793	\$83,298	\$38,545	\$4,185	\$8,967	\$51,293	\$1,250	\$6,098	\$19,046	\$1,793	\$5,978	\$500	\$937	\$19,632	\$1,500	\$258,490
2032	\$279,800	\$8,693	\$744		\$4,467	\$1,820	\$84,964	\$39,315	\$4,247	\$9,102	\$54,370	\$1,325	\$6,189	\$19,332	\$1,820	\$6,068	\$500	\$937	\$20,025	\$1,500	\$265,419
2033	\$279,800	\$8,867	\$759		\$4,512	\$1,848	\$86,663	\$40,102	\$4,311	\$9,238	\$57,633	\$1,400	\$6,282	\$19,622	\$1,848	\$6,159	\$500	\$937	\$20,426	\$1,500	\$272,605
2034	\$279,800	\$9,044	\$774		\$4,557	\$1,875	\$88,397	\$40,904	\$4,376	\$9,377	\$61,091	\$1,475	\$6,376	\$19,916	\$1,875	\$6,251	\$500	\$937	\$20,834	\$1,500	\$280,059
2035	\$279,800	\$9,225	\$789		\$4,602	\$1,903	\$90,165	\$41,722	\$4,441	\$9,517	\$64,756	\$1,550	\$6,472	\$20,215	\$1,903	\$6,345	\$500	\$937	\$21,251	\$1,500	\$287,795
2036	\$279,800	\$9,410	\$805		\$4,648	\$1,932	\$91,968	\$42,556	\$4,508	\$9,660	\$68,641	\$1,625	\$6,569	\$20,518	\$1,932	\$6,440	\$500	\$937	\$21,676	\$1,500	\$295,826
2037	\$279,800	\$9,598	\$821		\$4,695	\$1,961	\$93,807	\$43,407	\$4,576	\$9,805	\$72,760	\$1,700	\$6,667	\$20,826	\$1,961	\$6,537	\$500	\$937	\$22,109	\$1,500	\$304,168

		\$2,500	\$5,500	\$15,000	\$15,000	\$10,000	\$20,000	\$2,500	Optional Expenses													Projected Yr. Ending Balance						
		\$15000 / yr.	\$5500 / 3 yrs.	\$15000 / 10 yrs.	\$15,000 / 5 yrs.	\$10,000 / 15 yrs.	\$2500 / yr.	\$25,000 / 5 yrs.	Plant Replacement (2% inf.)	New Landscape	Tree Trimming	Pool Furn.	Security	Sidewalks	Pool Maint.	Fountain Maint.	Mulch (2% inflation)	Sidewalk Maint.	Fence Painting	GD Debt / Lot Purchase	Entrance Signs	Street Sign Posts	Light Poles	Expand Pool	Sidewalks	Optional Expenses		
2017														\$13,130												\$13,130	\$111,000	
2018			\$81,350		\$1,105	\$9,740																				\$92,195	\$67,420	
2019			\$42,075	\$11,000	\$395	\$9,250																				\$62,720	\$72,423	
2020		\$2,500	\$15,000	\$5,500			\$15,000		\$10,000	\$2,500															\$50,500	\$68,322		
2021		\$2,550	White Dr Island				\$10,200	\$2,500													\$41,861 debt			study	\$5,000	\$62,111	\$55,040	
2022		\$2,601	Between Pond 1&2				\$10,404	\$2,500	\$25,000												\$45,000 lot					\$85,505	\$20,638	
2023		\$2,653		\$5,500			\$10,612	\$2,500																		\$46,265	\$27,590	
2024		\$2,706					\$10,824	\$2,500														\$22,500	\$21,000	\$27,500	\$5,000	study	\$92,030	-\$9,281
2025		\$2,760					\$11,041	\$2,500																			\$31,301	\$16,343
2026		\$2,815		\$5,500			\$11,262	\$2,500																			\$22,077	\$46,772
2027		\$2,872					\$11,487	\$2,500	\$25,000															\$229,500	Pool	\$271,359	-\$177,894	
2028		\$2,929					\$11,717	\$2,500																			\$17,146	-\$154,365
2029		\$2,988		\$5,500	\$15,000		\$11,951	\$2,500																			\$37,939	-\$157,857
2030		\$3,047					\$12,190	\$2,500																			\$32,737	-\$162,600
2031		\$3,108					\$12,434	\$2,500																			\$108,042	-\$249,332
2032		\$3,171		\$5,500			\$12,682	\$2,500	\$25,000																\$90,000	splash pad	\$48,853	-\$283,805
2033		\$3,234		(2033 - O&M breaks even with current dues structure)			\$12,936	\$2,500																			\$18,670	-\$295,280
2034		\$3,299					\$13,195	\$2,500																			\$18,993	-\$314,532
2035		\$3,365		\$5,500			\$13,459	\$2,500	\$10,000																\$100,000	parking	\$149,823	-\$472,350
2036		\$3,432					\$13,728	\$2,500																	\$120,000	event room	\$139,660	-\$628,036
2037		\$3,501		\$15,000			\$14,002	\$2,500	\$25,000																		\$60,003	-\$712,406