



2021 'Audited Financials' Summary

(10-04-2022)

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	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	\$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	\$284,412		\$8,619	\$873	\$5,709	\$50,187	\$7,904	\$5,500	\$2,500	\$32,424	\$75	\$4,530	\$17,491	\$1,000	\$5,000	\$500	\$862	\$16,043	\$1,404	\$160,621											
2023	\$291,612		\$8,791	\$891	\$5,766	\$51,191	\$8,062	\$5,583	\$2,538	\$34,370	\$150	\$4,598	\$17,754	\$1,015	\$5,075	\$500	\$862	\$16,363	\$1,404	\$164,912											
2024	\$298,812		\$8,967	\$908	\$5,823	\$52,215	\$8,223	\$5,666	\$2,576	\$36,432	\$225	\$4,667	\$18,020	\$1,030	\$5,151	\$500	\$862	\$16,691	\$1,404	\$169,361											
2025	\$306,012		\$9,147	\$927	\$5,881	\$53,259	\$8,388	\$5,751	\$2,614	\$38,618	\$300	\$4,737	\$18,290	\$1,046	\$5,228	\$500	\$862	\$17,024	\$1,404	\$173,977											
2026	\$307,212		\$9,329	\$945	\$5,940	\$54,324	\$8,556	\$5,837	\$2,653	\$39,583	\$375	\$4,808	\$18,565	\$1,061	\$5,307	\$500	\$862	\$17,365	\$1,404	\$177,416											
2027	\$307,212		\$9,516	\$964	\$6,000	\$55,411	\$8,727	\$5,925	\$2,693	\$40,573	\$450	\$4,880	\$18,843	\$1,077	\$5,386	\$500	\$862	\$17,712	\$1,404	\$180,924											
2028	\$307,212		\$9,706	\$983	\$6,060	\$56,519	\$8,901	\$6,014	\$2,734	\$41,587	\$525	\$4,953	\$19,126	\$1,093	\$5,467	\$500	\$862	\$18,067	\$1,404	\$184,502											
2029	\$307,212		\$9,901	\$1,003	\$6,120	\$57,649	\$9,079	\$6,104	\$2,775	\$42,627	\$600	\$5,027	\$19,413	\$1,110	\$5,549	\$500	\$862	\$18,428	\$1,404	\$188,151											
2030	\$307,212		\$10,099	\$1,023	\$6,182	\$58,802	\$9,261	\$6,196	\$2,816	\$43,693	\$675	\$5,103	\$19,704	\$1,126	\$5,632	\$500	\$862	\$18,796	\$1,404	\$191,874											
2031	\$307,212		\$10,301	\$1,043	\$6,243	\$59,978	\$9,446	\$6,289	\$2,858	\$44,785	\$750	\$5,179	\$20,000	\$1,143	\$5,717	\$500	\$862	\$19,172	\$1,404	\$195,672											
2032	\$307,212		\$10,507	\$1,064	\$6,306	\$61,178	\$9,635	\$6,383	\$2,901	\$45,905	\$825	\$5,257	\$20,300	\$1,161	\$5,803	\$500	\$862	\$19,556	\$1,404	\$199,545											
2033	\$307,212		\$10,717	\$1,086	\$6,369	\$62,402	\$9,828	\$6,479	\$2,945	\$47,052	\$900	\$5,336	\$20,604	\$1,178	\$5,890	\$500	\$862	\$19,947	\$1,404	\$203,497											
2034	\$304,800		\$10,931	\$1,107	\$6,433	\$63,650	\$10,024	\$6,576	\$2,989	\$48,228	\$975	\$5,416	\$20,913	\$1,196	\$5,978	\$500	\$862	\$20,346	\$1,404	\$207,528											
2035	\$304,800		\$11,150	\$1,129	\$6,497	\$64,923	\$10,225	\$6,675	\$3,034	\$49,434	\$1,050	\$5,497	\$21,227	\$1,214	\$6,068	\$500	\$862	\$20,753	\$1,404	\$211,640											
2036	\$304,800		\$11,373	\$1,152	\$6,562	\$66,221	\$10,429	\$6,775	\$3,079	\$50,670	\$1,125	\$5,580	\$21,545	\$1,232	\$6,159	\$500	\$862	\$21,168	\$1,404	\$215,835											
2037	\$304,800		\$11,600	\$1,175	\$6,627	\$67,546	\$10,638	\$6,876	\$3,126	\$51,937	\$1,200	\$5,663	\$21,868	\$1,250	\$6,251	\$500	\$862	\$21,591	\$1,404	\$220,115											

\$2,500		\$5,500		1.5%		\$15,000		\$15,000		\$10,000												0.0371%	
Year	\$2500 / yr.	\$5500 / 3 yrs.	\$15000 / 10 yrs.	\$15,000 / 5 yrs.	\$25,000 / 5 yrs.	\$10,000 / 15 yrs.						Optional Expenses	Projected Yr-End Operating Balance	Cash Reserve									
	Sidewalk Maint.	Tree Trimming	New Landscape and Replacement	Pool Furn.	Pool Maint.	Fence Painting	Security	Sidewalks	Fountain Upgrades	GD Debt / Lot Purchase	Entrance Signs	Street Sign Posts	Light Poles	Expand Pool									
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 An	\$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	\$2,500		\$30,000	White Dr Island	\$4,000				lot beside pool	\$45,000				\$5,000	\$151,045	\$29,450							
2023	\$2,500	\$5,500	\$30,450	parking lot sealing	\$25,000	\$25,000					\$40,000	\$20,000		study	\$129,295	\$29,461							
2024	\$2,500		\$30,907												\$225,340	\$29,472							
2025	\$2,500		\$31,370		\$15,000	painting									\$308,505	\$29,483							
2026	\$2,500	\$5,500	\$31,841												\$398,460	\$29,494							
2027	\$2,500		\$32,319			\$25,000									\$464,930	\$29,504							
2028	\$2,500		\$32,803												\$552,337	\$29,515							
2029	\$2,500	\$5,500	\$33,295	\$15,000											\$615,102	\$29,526							
2030	\$2,500		\$33,795		\$15,000										\$679,145	\$29,537							
2031	\$2,500		\$34,302												\$753,884	\$29,548							
2032	\$2,500	\$5,500	\$34,816			\$25,000									\$793,734	\$29,559							
2033	\$2,500		\$35,338												\$859,611	\$29,570							
2034	\$2,500		\$35,869												\$918,515	\$29,581							
2035	\$2,500	\$5,500	\$36,407		\$15,000										\$942,268	\$29,592							
2036	\$2,500		\$36,953						\$10,000						\$991,780	\$29,603							
2037	\$2,500		\$37,507	\$15,000		\$25,000									\$996,459	\$29,614							