

RELAC WATER COOLING - FINANCIAL SUMMARY - UPDATED & FINAL - 02.25.2024

Objective: Stage 1 for 2024

Projection Scenarios			
1: No properties leave RELAC	2: 50 cluster homes leave RELAC	3: 50 cluster homes and LARCA leave RELAC	4: 50 cluster homes, LARCA and VH leave RELAC

SCENARIO INPUTS

Properties Staying with RELAC:

LARCA	107	107	0	0
Vantage Hill (VH)	152	152	152	0
Commercial	17	17	17	17
Clusters	327	277	277	277
Total	603	553	446	294

Per Household:

LARCA	\$700	\$700	\$700	\$700
Vantage Hill (VH)	\$500	\$500	\$500	\$500
Commercial	\$1,000	\$1,000	\$1,000	\$1,000
Clusters	\$1,000	\$1,000	\$1,000	\$1,000

PROJECTED FUNDS AT END OF YEAR 1

Year 1 Net Income	\$111,769	\$60,777	(\$7,802)	(\$80,711)
Surplus From Capital Income	\$98,900	\$48,900	\$74,000	(\$2,000)
Emergency Fund	\$100,000	\$100,000	\$0	\$0
Total Funds On Hand at End of Year 1	\$310,669	\$209,677	\$66,198	(\$82,711)

Viability

Long-term likely	Long-term possible	Short-term only	Not viable
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Projection Scenarios			
1: No properties leave RELAC	2: 50 cluster homes leave RELAC	3: 50 cluster homes and LARCA leave RELAC	4: 50 cluster homes, LARCA and VH leave RELAC

ANNUAL INCOME AVAILABLE FOR REINVESTMENT

Annual Rate Income	\$501,356	\$450,364	\$381,785	\$308,877
Services Income	\$73,484	\$73,484	\$73,484	\$73,484
Payroll Under New Management	(\$208,000)	(\$208,000)	(\$208,000)	(\$208,000)
Electric Bill	(\$162,396)	(\$162,396)	(\$162,396)	(\$162,396)
Other Expenses	(\$92,675)	(\$92,675)	(\$92,675)	(\$92,675)
Projected 2024 Net Income	\$111,769	\$60,777	(\$7,802)	(\$80,711)

INFRASTRUCTURE ENHANCEMENT FUND

Donation Revenue:

LARCA	\$74,900	\$74,900	\$0	\$0
Vantage Hill	\$76,000	\$76,000	\$76,000	\$0
Commercial	\$17,000	\$17,000	\$17,000	\$17,000
Clusters	\$327,000	\$277,000	\$277,000	\$277,000
Total	\$494,900	\$444,900	\$370,000	\$294,000

Capital Requirements:

Chiller #4 (purchase deferred)	\$0	\$0	\$0	\$0
Start-up Maintenance and Initial Cost (Itemized below)	(\$296,000)	(\$296,000)	(\$296,000)	(\$296,000)
Emergency Fund	(\$100,000)	(\$100,000)	\$0	\$0
Total	(\$396,000)	(\$396,000)	(\$296,000)	(\$296,000)

Surplus/(Shortfall)	\$98,900	\$48,900	\$74,000	(\$2,000)
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SUMMARY OF PAYROLL

	2022	2023	Under New Management
Management Payroll	\$180,000	\$180,000	\$0
Management Taxes	\$21,797	\$22,594	\$0
Third Party Administrator (Engineering)	N/A	N/A	\$108,000
Third Party Administrator (Admin/Property Mgmt)	N/A	N/A	\$60,000
External Contractors	\$58,143	\$82,737	\$40,000
Salaries	\$60,288	\$60,288	\$0
Total	\$320,227	\$345,619	\$208,000

ITEMIZATION: SET-UP MAINTENANCE AND INITIAL COSTS

Chiller repairs	\$71,470
Replace 3 pumps and motors	\$96,600
Install 3 pump VFDs	\$48,900
Replace 1 failed 8" control valve	\$9,300
Replace 1 lift station motor	\$22,400
Install 3 Lakos filters	\$22,800
Subtotal	\$271,470
Provision for major pipe repair	\$24,530
Total	\$296,000