

5-Year Budget Projections

Uses budget inflation calculation of 3.5%

Approved

Expense Type	Expense Anticipated	2023	2024	2025	2026	2027	2028	
Administrative	Postage, Copies, and Supplies	\$ 500.00	\$ 517.50	\$ 535.61	\$ 554.36	\$ 573.76	\$ 593.84	
Administrative	Accounting Services	\$ 1,134.00	\$ 1,173.69	\$ 1,214.77	\$ 1,257.29	\$ 1,301.29	\$ 1,346.84	
Administrative	Entrance Way Decorations	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	Committee no longer active
Administrative	Web Site Renewal	\$ 260.00	\$ 269.10	\$ 278.52	\$ 288.27	\$ 298.36	\$ 308.80	
Administrative	Annual SCC Report	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	
Administrative	Annual CIC License Renewal	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	
Administrative	P.O. Box Renewal	\$ 200.00	\$ 207.00	\$ 214.25	\$ 221.74	\$ 229.50	\$ 237.54	
Administrative	Legal	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
Administrative	Zoom Account	\$ 160.00	\$ 165.60	\$ 171.40	\$ 177.39	\$ 183.60	\$ 190.03	
Administrative	Reserve Study Accrual (due in 2028 for effective date Jan. 1, 2029)	\$ 2,750.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	Assume cost will be less than the Full Scope Baseline
Fixed	Utilities	\$ 2,100.00	\$ 2,173.50	\$ 2,249.57	\$ 2,328.31	\$ 2,409.80	\$ 2,494.14	
Fixed	Liability Insurance	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Fixed	CNA Surety Bond Insurance	\$ 234.00	\$ 234.00	\$ 234.00	\$ 234.00	\$ 234.00	\$ 234.00	
Fixed	Taxes (Federal and State)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating	Landscaping Services	\$ 14,400.00	\$ 13,000.00	\$ 13,455.00	\$ 13,925.93	\$ 14,413.33	\$ 14,917.80	Assume reduced scope or schedule starting 2024.
Operating	Common Area Maintenance (repairs not funded by Reserves)*	\$ -	\$ 14,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	Reserve Fund cannot be used to pay certain repairs.
Operating	Miscellaneous	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	
Reserves	Annual Reserve Fund Contribution	\$ -	\$ 23,838.00	\$ 46,468.00	\$ 49,256.00	\$ 52,212.00	\$ 55,344.72	Using the Reserve Study Inflation Adjusted Funding (p. A.5)
	TOTAL	\$ 28,788.00	\$ 62,978.39	\$ 76,221.11	\$ 79,643.28	\$ 83,255.65	\$ 87,067.71	Includes all known expenses for each year
	Annually per property	\$ 327.14	\$ 715.66	\$ 866.15	\$ 905.04	\$ 946.09	\$ 989.41	
	Monthly breakdown	\$ 27.26	\$ 59.64	\$ 72.18	\$ 75.42	\$ 78.84	\$ 82.45	

\$ 884.47 5-Year Average