

INDIAN CREEK LONG RANGE PLAN 2023-2032										
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
MONTHLY FEE PER UNIT	350	355	360	365	370	375	380	385	390	395
ANNUAL EXTRA MONTHY CAPTAL FEE	350	355	360	365	370	375	380	385	390	395
OPENING BALANCE ESTIMATE - operating reserve	20,000	23,084	24,727	25,357	25,576	26,150	24,109	23,054	21,788	20,263
Annual Fee Income	268,450	272,285	276,120	279,955	283,790	287,625	291,460	295,295	299,130	302,965
TOTAL AVAILABLE FUNDS	288,450	295,369	300,847	305,312	309,366	313,775	315,569	318,349	320,918	323,228
OPERATING EXPENSES										
Accounting		0	0	0	0	0	0	0	0	0
Administration	1,623	1,680	1,738	1,799	1,862	1,927	1,995	2,065	2,137	2,212
Building/Grounds Maintenance	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799
Electricity	4,890	5,062	5,239	5,422	5,612	5,808	6,012	6,222	6,440	6,665
Grounds/Snow expense	47,100	48,749	50,455	51,026	51,026	52,812	52,812	52,812	54,660	56,574
Gutter Cleaning	5,113	5,292	5,477	5,669	5,867	6,073	6,285	6,505	6,733	6,968
Insurance	29,270	30,294	31,355	32,452	33,588	34,764	35,980	37,240	38,543	39,892
Insurance Claims	0	0	0	0	0	0	0	0	0	0
Legal Expense	1,852	1,917	1,984	2,053	2,125	2,200	2,277	2,356	2,439	2,524
Miscellaneous	1,033	1,069	1,107	1,145	1,185	1,227	1,270	1,314	1,360	1,408
Pest Control	2,850	2,950	3,053	3,160	3,271	3,385	3,504	3,626	3,753	3,885
Pool expense	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903
Property Management Assoc (PMA)	12,900	13,900	13,900	13,900	14,387	14,890	15,411	15,951	16,509	17,087
Rubbish Removal	10,312	10,673	11,046	11,433	11,833	12,247	12,676	13,119	13,579	14,054
Tree removal and maintenance	9,978	10,328	10,689	11,063	11,450	11,851	12,266	12,695	13,140	13,600
Water/sewer expense	1,049	1,086	1,124	1,164	1,204	1,246	1,290	1,335	1,382	1,430
Winter Salt expense	13,000	13,455	13,926	14,413	14,918	15,440	15,980	16,540	17,119	17,718
Capital reserve contribution - \$	63,608	60,702	60,162	59,000	57,000	56,000	53,000	51,000	47,000	43,000
Roof and Road contribution	20,650	20,945	21,240	21,535	21,830	22,125	22,420	22,715	23,010	23,305
TOTAL OPERATING EXPENSES	265,366	269,642	275,490	279,735	283,217	289,665	292,516	296,561	300,655	305,023
OPERATING BALANCE AT YEAR END	23,084	25,727	25,357	25,576	26,150	24,109	23,054	21,788	20,263	18,205
Excess to capital reserve fund	0	-1,000	0	0	0	0	0	0	0	0
Operating Balance reserve forward	23,084	24,727	25,357	25,576	26,150	24,109	23,054	21,788	20,263	18,205
INDIAN CREEK LONG RANGE PLAN										
CAPITAL EXPENSES:										
Beginning balance - at 12/31/2022	170,000	86,604	82,306	74,253	78,954	81,655	85,151	89,229	88,926	80,926
Excess from operating		0	1,000	0	0	0	0	0	0	0
Transfer from operating -	63,608	60,702	60,162	59,000	57,000	56,000	53,000	51,000	47,000	43,000
Total Reserve	233,608	147,306	143,468	133,253	135,954	137,655	138,151	140,229	135,926	123,926
Reserve available for current year	233,608	147,306	143,468	133,253	135,954	137,655	138,151	140,229	135,926	123,926
Tree Replacement	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Lawn Repair	6,000									
Painting	22,750	17,500	19,715	23,299	23,299	21,504	17,922	20,303	24,000	24,000
Wood Rot Repair-painting	45,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Garage repairs by phase	5,500	6,500	6,500							
Paving										
Pot holes	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Resurfacing the Tennis Courts										
Walkway/Drainage Repairs	20,000									
Front doors - phase 3	29,900	20,000	22,000							
Gutters- to be done over five years	11,854									
Unanticipated Capital Expenses				10,000	10,000	10,000	10,000	10,000	10,000	10,000
Roof/Road Replacement									80,000	80,000
TOTAL CAPITAL EXPENSES	147,004	65,000	69,215	54,299	54,299	52,504	48,922	51,303	55,000	55,000
General Reserve ending balance	86,604	82,306	74,253	78,954	81,655	85,151	89,229	88,926	80,926	68,926
Roof and Road Reserve ending balance	40,710	61,360	82,305	103,545	125,080	146,910	169,035	191,455	134,170	77,180
Total Reserve	\$127,314	\$143,666	\$156,558	\$182,499	\$206,735	\$232,061	\$258,264	\$280,381	\$215,096	\$146,106
Notes and Assumptions:										
Operating Expenses Increase 3.5% Per Year										
Painting a phase per year- no skipping year										
Chimney inspection considered as part of building maintenance										
Front doors @ \$2,000 each - includes painting door										
Assumes Roof Replacement by Phase \$80,000 per phase										
Plan does not include repaving of roads										