

Income		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Operating Fees		\$172,800	\$172,800	\$172,800	\$172,800	\$182,400	\$182,400	\$182,400	\$182,400	\$182,400
Transfer Fees		\$6,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Other Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Income</b>		<b>\$178,800</b>	<b>\$175,800</b>	<b>\$175,800</b>	<b>\$175,800</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>
<b>Total Income</b>		<b>\$178,800</b>	<b>\$175,800</b>	<b>\$175,800</b>	<b>\$175,800</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>	<b>\$185,400</b>
<b>Expenses</b>										
Management Fees		\$15,375	\$16,298	\$16,949	\$17,458	\$17,982	\$18,611	\$19,262	\$20,033	\$20,834
Legal Fees/Prof. Service		\$1,000	\$1,060	\$1,102	\$1,135	\$1,170	\$1,210	\$1,253	\$1,303	\$1,355
Postage/Copy/Admin		\$1,000	\$1,060	\$1,102	\$1,135	\$1,170	\$1,210	\$1,253	\$1,303	\$1,355
Insurance		\$31,500	\$33,390	\$34,726	\$35,767	\$36,840	\$38,130	\$39,464	\$41,043	\$42,685
Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Social & Other Expenses		\$750	\$795	\$827	\$852	\$877	\$908	\$940	\$977	\$1,016
<b>Total Gen. and Admin.</b>		<b>\$49,625</b>	<b>\$52,603</b>	<b>\$54,707</b>	<b>\$56,348</b>	<b>\$58,038</b>	<b>\$60,070</b>	<b>\$62,172</b>	<b>\$64,659</b>	<b>\$67,245</b>
Electricity		\$275	\$292	\$303	\$312	\$322	\$333	\$345	\$358	\$373
Water		\$2,500	\$2,650	\$2,756	\$2,839	\$2,924	\$3,026	\$3,132	\$3,257	\$3,388
<b>Total Utilities</b>		<b>\$2,775</b>	<b>\$2,942</b>	<b>\$3,059</b>	<b>\$3,151</b>	<b>\$3,245</b>	<b>\$3,359</b>	<b>\$3,477</b>	<b>\$3,616</b>	<b>\$3,760</b>
Grounds Improvements		\$7,500	\$7,950	\$8,268	\$8,516	\$8,772	\$9,079	\$9,396	\$9,772	\$10,163
Gutter/Glass Cleaning		\$4,600	\$4,876	\$5,071	\$5,223	\$5,380	\$5,568	\$5,763	\$5,994	\$6,233
Repairs		\$30,000	\$31,800	\$33,072	\$34,064	\$35,086	\$36,314	\$37,585	\$39,088	\$40,652
Irrigation Maintenance		\$2,500	\$2,650	\$2,756	\$2,839	\$2,924	\$3,026	\$3,132	\$3,257	\$3,388
<b>Total Maintenance</b>		<b>\$44,600</b>	<b>\$47,276</b>	<b>\$49,167</b>	<b>\$50,642</b>	<b>\$52,161</b>	<b>\$53,987</b>	<b>\$55,877</b>	<b>\$58,112</b>	<b>\$60,436</b>
Grounds Contract		\$15,500	\$16,430	\$17,087	\$17,600	\$18,128	\$18,762	\$19,419	\$20,196	\$21,004
Trash Removal		\$7,500	\$7,950	\$8,268	\$8,516	\$8,772	\$9,079	\$9,396	\$9,772	\$10,163
Pest Control		\$3,500	\$3,710	\$3,858	\$3,974	\$4,093	\$4,237	\$4,385	\$4,560	\$4,743
Termite Bond		\$750	\$795	\$827	\$852	\$877	\$908	\$940	\$977	\$1,016
<b>Total Contracts</b>		<b>\$27,250</b>	<b>\$28,885</b>	<b>\$30,040</b>	<b>\$30,942</b>	<b>\$31,870</b>	<b>\$32,985</b>	<b>\$34,140</b>	<b>\$35,505</b>	<b>\$36,926</b>
<b>Subtotal Expenses</b>		<b>\$124,250</b>	<b>\$131,705</b>	<b>\$136,973</b>	<b>\$141,082</b>	<b>\$145,315</b>	<b>\$150,401</b>	<b>\$155,665</b>	<b>\$161,892</b>	<b>\$168,367</b>
<b>Gross Surplus/(Deficit)</b>		<b>\$54,550</b>	<b>\$44,095</b>	<b>\$38,827</b>	<b>\$34,718</b>	<b>\$40,085</b>	<b>\$34,999</b>	<b>\$29,735</b>	<b>\$23,508</b>	<b>\$17,033</b>
<b>Operating Account:</b>										
Beginning Balance		\$80,116	\$84,666	\$48,761	\$37,588	\$22,306	\$27,391	\$27,390	\$27,125	\$25,633
Plus: Surplus/(Deficit)		\$54,550	\$44,095	\$38,827	\$34,718	\$40,085	\$34,999	\$29,735	\$23,508	\$17,033
Transfer (to) Reserve Acct		-\$50,000	-\$80,000	-\$50,000	-\$50,000	-\$35,000	-\$35,000	-\$30,000	-\$25,000	-\$15,000
Transfer From Reserve Acct		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>		<b>\$84,666</b>	<b>\$48,761</b>	<b>\$37,588</b>	<b>\$22,306</b>	<b>\$27,391</b>	<b>\$27,390</b>	<b>\$27,125</b>	<b>\$25,633</b>	<b>\$27,666</b>
<b>Capital Improvement Budget/P&amp;L</b>										
<b>Capital Improvement Income:</b>										
Capital Improvement Fees		\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200
Capital Improvement Assessment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Capital Income</b>		<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>	<b>\$31,200</b>
<b>Capital Improvement Expenses:</b>										
Building Improvements		\$10,000	\$50,000	\$50,000	\$60,000	\$20,000	\$20,000	\$20,000	\$20,000	\$5,000
Landscaping Improvements		\$53,650	\$4,350	\$9,000	\$1,500	\$2,500	\$1,500	\$2,500	\$1,500	\$10,000
Infrastructure Improvements		\$5,000	\$15,000	\$5,000	\$5,000	\$17,500	\$5,000	\$5,000	\$5,000	\$10,000
<b>Total Capital Improvements</b>		<b>\$68,650</b>	<b>\$69,350</b>	<b>\$64,000</b>	<b>\$66,500</b>	<b>\$40,000</b>	<b>\$26,500</b>	<b>\$27,500</b>	<b>\$26,500</b>	<b>\$25,000</b>
<b>Capital Surplus/Deficit</b>		<b>-\$37,450</b>	<b>-\$38,150</b>	<b>-\$32,800</b>	<b>-\$35,300</b>	<b>-\$8,800</b>	<b>\$4,700</b>	<b>\$3,700</b>	<b>\$4,700</b>	<b>\$6,200</b>
<b>Reserve Accts:</b>										
Beginning Balance		\$23,701	\$17,979	\$41,557	\$40,485	\$36,913	\$44,841	\$66,269	\$46,917	\$76,617
General Reserve Contribution		\$50,000	\$80,000	\$50,000	\$50,000	\$35,000	\$35,000	\$30,000	\$25,000	\$15,000
Capital Income		\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200	\$31,200
Capital Project Expense		-\$68,650	-\$69,350	-\$64,000	-\$66,500	-\$40,000	-\$26,500	-\$27,500	-\$26,500	-\$25,000
Other/Interest/Loan activity		-\$18,272	-\$18,272	-\$18,272	-\$18,272	-\$18,272	-\$18,272	-\$53,052		\$0
<b>Ending Balance</b>		<b>\$17,979</b>	<b>\$41,557</b>	<b>\$40,485</b>	<b>\$36,913</b>	<b>\$44,841</b>	<b>\$66,269</b>	<b>\$46,917</b>	<b>\$76,617</b>	<b>\$97,817</b>
<b>Total Cash Funds</b>		<b>\$102,645</b>	<b>\$90,318</b>	<b>\$78,073</b>	<b>\$59,219</b>	<b>\$72,232</b>	<b>\$93,659</b>	<b>\$74,042</b>	<b>\$102,251</b>	<b>\$125,484</b>
<b>Total Net Surplus/Deficit</b>		<b>\$17,100</b>	<b>\$5,945</b>	<b>\$6,027</b>	<b>-\$582</b>	<b>\$31,285</b>	<b>\$39,699</b>	<b>\$33,435</b>	<b>\$28,208</b>	<b>\$23,233</b>