

Year	Opening Balance	RATE OF RETURN	ROI	Reserve Contribution @ 3%	GAIN	EXPEND FOR	Ending Balance	Operating Budget @ 2%	\$ BY FUND PER LOT		DUES PER/YR
						Reserve Projects			Operating	Reserve	
2019	545,767	2.45%	13,380	41,000	54,380	18,186	581,961	85,810	365	175	540
1 2020	595,252	ESTIMATE	15,000	20,064	35,064	<b>554,467</b>	75,849	91,074	452	88	540
2 2021	75,849	2%	1,517	35,000	36,517	<b>0</b>	112,366	92,895	406	154	560
3 2022	112,366	2%	2,247	36,050	38,297	<b>11,375</b>	139,288	94,753	416	158	574
4 2023	139,288	2%	2,786	37,132	39,917	<b>0</b>	179,205	96,648	424	163	587
5 2024	179,205	2%	3,584	38,245	41,830	<b>1,268</b>	219,767	98,581	432	168	600
6 2025	219,767	2%	4,395	39,393	43,788	<b>64,588</b>	198,967	100,553	441	173	614
7 2026	198,967	2%	3,979	40,575	44,554	<b>500</b>	243,021	102,564	450	178	628
8 2027	243,021	2%	4,860	41,792	46,652	<b>11,684</b>	277,989	104,615	459	183	642
9 2028	277,989	2%	5,560	43,046	48,605	<b>8,677</b>	317,918	106,708	468	189	657
10 2029	317,918	3%	9,538	44,337	53,874	<b>0</b>	371,792	108,842	477	194	672
11 2030	371,792	3%	11,154	45,667	56,821	<b>80,463</b>	348,150	111,019	487	200	687
12 2031	348,150	3%	10,444	47,037	57,482	<b>7,460</b>	398,171	113,239	497	206	703
13 2032	398,171	3%	11,945	48,448	60,393	<b>0</b>	458,565	115,504	507	212	719
14 2033	458,565	3%	13,757	49,902	63,659	<b>15,770</b>	506,453	117,814	517	219	736
15 2034	506,453	3%	15,194	51,399	66,592	<b>8,917</b>	564,128	120,170	527	225	752
16 2035	564,128	3%	16,924	52,941	69,864	<b>77,898</b>	556,095	122,574	538	232	770
17 2036	556,095	3%	16,683	54,529	71,212	<b>16,801</b>	610,506	125,025	548	239	788
18 2037	610,506	3%	18,315	56,165	74,480	<b>8,401</b>	676,584	127,526	559	246	806
19 2038	676,584	3%	20,298	57,850	78,147	<b>2,674</b>	752,057	130,076	571	254	824
20 2039	752,057	3%	22,562	59,585	82,147	<b>16,658</b>	817,546	132,678	582	261	843
21 2040	817,546	3%	24,526	61,373	85,899	<b>99,221</b>	804,224	135,331	594	269	863
22 2041	804,224	3%	24,127	63,214	87,341	<b>0</b>	891,564	138,038	605	277	883
23 2042	891,564	3%	26,747	65,110	91,857	<b>0</b>	983,421	140,799	618	286	903
24 2043	983,421	3%	29,503	67,064	96,566	<b>12,678</b>	1,067,309	143,615	630	294	924
25 2044	1,067,309	3%	32,019	69,076	101,095	<b>1,119,593</b>	48,812	146,487	642	303	945

NOTE: This Plan has been updated with projected Road Maintenance for Fog Seal and Crack Seal thru 2043 and a Green Asphalt Overlay in 2044. The 2019 Figures are Actual and are included for historical purposes.