

Accounting Yr Beginning	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Remodeling (De-paper, texture, paint)	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Maintenance remodeling various buildings										
Roof Replacement	\$ 140,000 B#5		\$ 161,316 B#1		\$ 170,227 B#2		\$ 50,000 Lodge			\$ 179,950 B#3
Carpet	\$ 26,000 all entries			\$ 25,000 B#2			\$ 25,000 B#4			\$ 25,000 B#5
Elevator Remodel/Modernization	red upgrades	\$ 13,000	Repair Contingency	\$ 30,000						
Tree Care-Removal and Major treatments	\$ 12,100	\$ 7,000	\$ 3,000	\$ 9,100	\$ 3,000	\$ 7,000	\$ 5,100	\$ 7,000	\$ 3,000	\$ 9,100
\$3,000 per yr for tree removal and trimming other year for Pri 1 EAB treatment \$2,100 every 3rd year for Pri 2 EAB treatment										
Breakaway Fire Escape doors for garages	\$ 2,500	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750					
Security/Entry Upgrades				\$ 8,000	Entry System Upgrades					
Siding and brick repairs (Glass Block Window)	\$ 7,500		\$ 5,000		\$ 5,000		\$ 5,000		\$ 5,000	
Replace Lawn Mower		Purchased in 2017								
Replace Gator	\$ 5,000									
Irrigation System	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Painting (Garage, Interstate fence, Misc)	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Office Equipment	\$ 500	\$ 250	\$ 500	\$ 250	\$ 500	\$ 250	\$ 500	\$ 250	\$ 500	\$ 250
Heaters, Pumps, Controls									\$ -	\$ -
Furnaces/AC's(1 per yr @ \$6,000 ea)	\$ 8,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Hot Water Heaters (1 per yr @ \$6,000 ea)	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Concrete Roads (@3% inflation)	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185	\$ 23,881	\$ 24,597	\$ 25,335	\$ 26,095	\$ 26,878	\$ 27,685
Concrete-Parking (Only after roads are good)										
Concrete-Sidewalks		\$ 5,000		\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 0	\$ 5,000
Retaining Block Walls	\$ -	Done in 2017 Budget		\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 15,000
Exercise Equipment	\$ 1,000			\$ 1,000			\$ 1,000			\$ 1,000
Pool & Spa Renovation	\$ 1,000 Heaters	\$ 3,300 Pumps	\$ 5,000 Paint	\$ -	\$ 500 Heaters	\$ -	\$ -	\$ 8,300	\$ -	\$ -
Lodge Upgrades	\$ 22,500			\$ 8,000					\$ -	\$ -
Maintenance Building & Pool Patio				Carpet					\$ -	\$ -
Delaware Entrance Upgrade	\$ 250									
CONTINGENCY	\$ 25,000	\$ 30,000	\$ 30,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Capital Expense (above)	\$ 280,068	\$ 98,155	\$ 244,576	\$ 142,285	\$ 275,358	\$ 75,847	\$ 170,435	\$ 85,645	\$ 73,878	\$ 300,985
ADMINISTRATIVE EXPENSES (3% Inflation)	\$ 133,282	\$ 137,281	\$ 141,399	\$ 145,641	\$ 150,010	\$ 154,510	\$ 159,146	\$ 163,920	\$ 168,838	\$ 173,903
BLDG & GROUNDS O&M (3% Inflation)	\$ 216,797	\$ 223,301	\$ 230,000	\$ 236,900	\$ 244,007	\$ 251,327	\$ 258,867	\$ 266,633	\$ 274,632	\$ 282,871
Total Annual Spending	\$ 630,147	\$ 458,736	\$ 615,975	\$ 524,826	\$ 669,375	\$ 481,685	\$ 588,448	\$ 516,199	\$ 517,348	\$ 757,759
Projected Dues Increase	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%
INCOME	\$ 513,960	\$ 529,379	\$ 545,261	\$ 561,618	\$ 578,467	\$ 590,036	\$ 601,837	\$ 613,874	\$ 626,151	\$ 638,674
Annual Gain/(Loss)	\$ (116,187)	\$ 70,643	\$ (70,715)	\$ 36,792	\$ (90,908)	\$ 108,351	\$ 13,389	\$ 97,675	\$ 108,803	\$ (119,085)
Cumulative Gain/Loss	\$ (59,755)	\$ 10,888	\$ (59,826)	\$ (23,034)	\$ (113,942)	\$ (5,591)	\$ 7,798	\$ 105,473	\$ 214,276	\$ 95,192