

Budget Description	EST YE 2022	Actual	Performance	Budget Adj	YE 2023	% Chg	YE 2024	% Chg	YE 2025	% Chg	YE 2026	% Chg	YE 2027	% Chg	YE 2028	% Chg	YE 2029	% Chg	YE 2030	% Chg
<b>Dues per Home</b>	64.50	63.79			67.00	5.0%	67.00	0.0%	67.00	0.0%	67.00	0.0%	67.00	0.0%	67.00	0.0%	67.00	0.0%	67.00	0.0%
Income-Dues & Assessments	90,558	89,559	-1.1%	4.8%	94,068	5.0%	94,068	0.0%	94,068	0.0%	94,068	0.0%	94,068	0.0%	94,068	0.0%	94,068	0.0%	94,068	0.0%
Late Fees and Fines	1,048	873	-16.7%	0.0%	873	0.0%	873	0.0%	829	-5.0%	829	0.0%	829	0.0%	793	-5.6%	742	-5.3%	705	-5.0%
Transfers	550	800	45.5%	-60.0%	500	-37.5%	500	0.0%	500	0.0%	500	0.0%	500	0.0%	500	0.0%	500	0.0%	500	0.0%
Interest Income	70	69	-0.7%	61.6%	181	160.7%	193	6.7%	204	5.8%	200	-2.3%	193	-3.1%	168	-13.2%	139	-17.2%	111	-20.2%
<b>Total Income</b>	<b>92,155.50</b>	<b>91,301.45</b>	<b>-0.9%</b>	<b>4.5%</b>	<b>95,622.07</b>	<b>4.7%</b>	<b>95,634.12</b>	<b>0.01%</b>	<b>95,601.41</b>	<b>-0.03%</b>	<b>95,596.73</b>	<b>0.00%</b>	<b>95,590.51</b>	<b>-0.01%</b>	<b>95,518.93</b>	<b>-0.07%</b>	<b>95,448.82</b>	<b>-0.07%</b>	<b>95,383.66</b>	<b>-0.07%</b>
<b>Expense</b>																				
<b>Administration</b>																				
Management Service	10,800	10,800	0.0%	0.0%	10,800	0.0%	10,962	1.5%	10,962	0.0%	11,070	1.0%	11,070	0.0%	11,142	0.7%	11,142	0.0%	11,142	0.0%
Website & Security	9,800	9,846	0.5%	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%	9,843	0.0%
Office (Print-Postage-Bank)	672	671	-0.1%	0.0%	671	0.0%	671	0.0%	776	15.6%	776	0.0%	845	9.0%	845	0.0%	892	5.5%	892	0.0%
Insurance/License/Tax	2,862	2,229	-22.1%	-12.3%	1,985	-10.9%	1,985	0.0%	1,985	0.0%	1,985	0.0%	1,985	0.0%	1,985	0.0%	1,985	0.0%	1,985	0.0%
Consulting & Legal	644	1,877	191.4%	-40.1%	1,340	-28.6%	1,340	0.0%	1,340	0.0%	1,340	0.0%	1,340	0.0%	1,340	0.0%	1,340	0.0%	1,340	0.0%
<b>Total Administrative</b>	<b>24,778</b>	<b>25,423</b>	<b>2.6%</b>	<b>-3.2%</b>	<b>24,639</b>	<b>-3.1%</b>	<b>24,801</b>	<b>0.7%</b>	<b>24,906</b>	<b>0.4%</b>	<b>25,014</b>	<b>0.4%</b>	<b>25,083</b>	<b>0.3%</b>	<b>25,155</b>	<b>0.3%</b>	<b>25,202</b>	<b>0.2%</b>	<b>25,202</b>	<b>0.0%</b>
<i>Per House / month</i>	<i>17.65</i>	<i>18.11</i>			<i>17.55</i>		<i>17.66</i>		<i>17.74</i>		<i>17.82</i>		<i>17.87</i>		<i>17.92</i>		<i>17.95</i>		<i>17.95</i>	
<b>Required Services</b>																				
Commons Area Upkeep	21,124	21,375	1.2%	19.0%	26,400	23.5%	26,400	0.0%	29,169	10.5%	29,169	0.0%	31,014	6.3%	31,014	0.0%	32,245	4.0%	32,245	0.0%
Tree Removal/Pruning	7,049	16,975	140.6%	3.0%	17,500	3.1%	17,500	0.0%	21,675	23.9%	21,675	0.0%	24,458	12.8%	24,458	0.0%	26,314	7.6%	26,314	0.0%
Berm/Drainage Maintenance	2,098	3,565	69.9%	31.9%	5,233	46.8%	5,233	0.0%	6,690	27.8%	6,690	0.0%	7,661	14.5%	7,661	0.0%	8,309	8.5%	8,309	0.0%
Pond Maintenance	6,268	7,038	12.6%	-8.6%	6,502	-7.9%	6,590	1.4%	6,590	0.0%	6,590	0.0%	6,590	0.0%	6,557	-0.5%	6,528	-0.4%	6,501	-0.4%
Electrical Service (NES)	4,937	5,333	8.0%	1.1%	5,390	1.1%	5,514	2.3%	5,808	5.3%	6,203	6.8%	6,835	10.2%	7,829	14.5%	9,376	19.8%	11,797	25.8%
<b>Total Required Services</b>	<b>41,476</b>	<b>54,306</b>	<b>31%</b>	<b>11%</b>	<b>61,025</b>	<b>12.4%</b>	<b>61,237</b>	<b>0.3%</b>	<b>69,931</b>	<b>14.2%</b>	<b>70,326</b>	<b>0.6%</b>	<b>76,559</b>	<b>8.9%</b>	<b>77,520</b>	<b>1.3%</b>	<b>82,771</b>	<b>6.8%</b>	<b>85,166</b>	<b>2.9%</b>
<i>Per House / month</i>	<i>29.54</i>	<i>38.68</i>			<i>43.47</i>		<i>43.62</i>		<i>49.81</i>		<i>50.09</i>		<i>54.53</i>		<i>55.21</i>		<i>58.95</i>		<i>60.66</i>	
<b>Elective Services</b>																				
Entrance and Lighting	1,200	3,717	209.8%	-271.7%	1,000	-73.1%	1,000	0.0%	1,000	0.0%	1,000	0.0%	1,000	0.0%	1,000	0.0%	1,000	0.0%	1,000	0.0%
Animal Management	0	350	Unanticipated		0	-100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Snow Removal	1,200	810	-32.5%	38.3%	1,313	62.1%	1,313	0.0%	1,313	0.0%	1,313	0.0%	1,313	0.0%	1,313	0.0%	1,313	0.0%	1,313	0.0%
<b>Total Elective Services</b>	<b>2,400</b>	<b>4,877</b>	<b>103.2%</b>	<b>-110.8%</b>	<b>2,313</b>	<b>-52.6%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>	<b>2,313</b>	<b>0.0%</b>
<i>Per House / month</i>	<i>1.71</i>	<i>3.47</i>			<i>1.65</i>		<i>1.65</i>		<i>1.65</i>		<i>1.65</i>		<i>1.65</i>		<i>1.65</i>		<i>1.65</i>		<i>1.65</i>	
<b>Total Expense</b>	<b>68,654</b>	<b>84,606</b>	<b>23.2%</b>	<b>3.8%</b>	<b>87,977</b>	<b>4.0%</b>	<b>88,351</b>	<b>0.4%</b>	<b>97,150</b>	<b>10.0%</b>	<b>97,653</b>	<b>0.5%</b>	<b>103,956</b>	<b>6.5%</b>	<b>104,989</b>	<b>1.0%</b>	<b>110,287</b>	<b>5.0%</b>	<b>112,681</b>	<b>2.2%</b>
<i>Expenses Per House / month</i>	<i>48.90</i>	<i>60.26</i>		<i>0.04</i>	<i>62.66</i>		<i>62.93</i>		<i>69.20</i>		<i>69.55</i>		<i>74.04</i>		<i>74.78</i>		<i>78.55</i>		<i>80.26</i>	
<i>Net per Month / House</i>	<i>15.60</i>	<i>3.53</i>		<i>0.19</i>	<i>4.34</i>		<i>4.07</i>		<i>(2.20)</i>		<i>(2.55)</i>		<i>(7.04)</i>		<i>(7.78)</i>		<i>(11.55)</i>		<i>(13.26)</i>	
<b>Net From Operations</b>	<b>23,501.50</b>	<b>6,695.08</b>	<b>-71.5%</b>		<b>7,644.74</b>	<b>14.2%</b>	<b>7,282.83</b>	<b>0.0%</b>	<b>(1,548.66)</b>	<b>0.0%</b>	<b>(2,056.61)</b>	<b>0.0%</b>	<b>(8,365.24)</b>	<b>0.0%</b>	<b>(9,469.85)</b>	<b>0.0%</b>	<b>(14,837.80)</b>	<b>0.0%</b>	<b>(17,297.03)</b>	<b>0.0%</b>
<b>Net Forward</b>		<b>90,345.32</b>			<b>97,990.06</b>		<b>105,272.89</b>		<b>103,724.23</b>		<b>101,667.62</b>		<b>93,302.38</b>		<b>83,832.53</b>		<b>68,994.74</b>		<b>51,697.71</b>	
<b>Total Capital Expenditures</b>	<b>0</b>	<b>0</b>			<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>	
<b>Net P&amp;L Including Cap Exp</b>	<b>23,502</b>	<b>6,695.08</b>			<b>7,645</b>		<b>7,283</b>		<b>(1,549)</b>		<b>(2,057)</b>		<b>(8,365)</b>		<b>(9,470)</b>		<b>(14,838)</b>		<b>(17,297)</b>	
<b>Assets</b>	<i>Est</i>	<b>AYE 2022</b>			<b>YE 2023</b>		<b>YE 2024</b>		<b>YE 2025</b>		<b>YE 2026</b>		<b>YE 2027</b>		<b>YE 2028</b>		<b>YE 2029</b>		<b>YE 2030</b>	
Operating Accounts (Net)	25,000	29,647			25,000		25,000		25,000		25,000		25,000		25,000		25,000		17,297	
Reserve Account	28,366	24,801			25,000		25,000		23,451		21,395		13,029		3,560		0		0	
Restricted Pond Account	32,982	32,982			40,634		47,925		46,386		44,338		35,981		26,518		11,684		0	
CD Account	19,314	15,164			15,172		15,180		15,187		15,195		15,203		15,211		15,218		0	
<b>Assets Total</b>	<b>105,662</b>	<b>102,594</b>			<b>105,806</b>		<b>113,105</b>		<b>110,025</b>		<b>105,928</b>		<b>89,214</b>		<b>70,288</b>		<b>51,902</b>		<b>17,297</b>	