

Annual Projections

Annual Assessment Amenity Portion \$ 575.00

Year	# of Closed Homes	Homes Sold	AA Income	AA Amenity Portion
2016	250	0	\$ 168,750.00	\$ -
2017	250	48	\$ 325,000.00	\$ 143,750.00
2018	298	48	\$ 387,400.00	\$ 171,350.00
2019	346	48	\$ 449,800.00	\$ 198,950.00
2020	394	48	\$ 512,200.00	\$ 226,550.00
2021	442	48	\$ 574,600.00	\$ 254,150.00
2022	490	48	\$ 637,000.00	\$ 281,750.00
2023	538	48	\$ 699,400.00	\$ 309,350.00
2024	586	48	\$ 761,800.00	\$ 336,950.00
2025	634	21	\$ 824,200.00	\$ 364,550.00
2026	655	0	\$ 851,500.00	\$ 376,625.00
2027	655	0	\$ 851,500.00	\$ 376,625.00

Annual Assessment	Fiscal Start	Fiscal End
2017	\$ 1,300.00	1/1/2017 12/31/2017
2018	\$ 1,300.00	1/1/2018 12/31/2018
2019	\$ 1,300.00	1/1/2019 12/31/2019
2020	\$ 1,300.00	1/1/2020 12/31/2020
2021	\$ 1,300.00	1/1/2021 12/31/2021
2022	\$ 1,300.00	1/1/2022 12/31/2022
2023	\$ 1,300.00	1/1/2023 12/31/2023
2024	\$ 1,300.00	1/1/2024 12/31/2024
2025	\$ 1,300.00	1/1/2025 12/31/2025
2026	\$ 1,300.00	1/1/2026 12/31/2026
2027	\$ 1,300.00	1/1/2027 12/31/2027

General Expenses Escalation	3% annual										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
General Maintenance	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 28,981.85	\$ 29,851.31	\$ 30,746.85	\$ 31,669.25	\$ 32,619.33	\$ 33,597.91
Contracted Lawn Service	\$ 38,000.00	\$ 39,140.00	\$ 40,314.20	\$ 41,523.63	\$ 42,769.33	\$ 44,052.41	\$ 45,373.99	\$ 46,735.21	\$ 48,137.26	\$ 49,581.38	\$ 51,068.82
Mulch/Pinestraw	\$ 14,000.00	\$ 14,420.00	\$ 14,852.60	\$ 15,298.18	\$ 15,757.12	\$ 16,229.84	\$ 16,716.73	\$ 17,218.23	\$ 17,734.78	\$ 18,266.82	\$ 18,814.83
Annual Flowers/Landscape Imp.	\$ 12,000.00	\$ 12,360.00	\$ 12,730.80	\$ 13,112.72	\$ 13,506.11	\$ 13,911.29	\$ 14,328.63	\$ 14,758.49	\$ 15,201.24	\$ 15,657.28	\$ 16,127.00
Irrigation Maintenance	\$ 6,000.00	\$ 6,180.00	\$ 6,365.40	\$ 6,556.36	\$ 6,753.05	\$ 6,955.64	\$ 7,164.31	\$ 7,379.24	\$ 7,600.62	\$ 7,828.64	\$ 8,063.50
Trash Removal	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55	\$ 2,687.83
Misc. Repairs	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32	\$ 4,031.75
Tree Pruning/Removal	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73	\$ 13,439.16
Lake Maintenance	\$ 6,000.00	\$ 6,180.00	\$ 6,365.40	\$ 6,556.36	\$ 6,753.05	\$ 6,955.64	\$ 7,164.31	\$ 7,379.24	\$ 7,600.62	\$ 7,828.64	\$ 8,063.50
Mosquito Control	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	\$ 1,092.73	\$ 1,125.51	\$ 1,159.27	\$ 1,194.05	\$ 1,229.87	\$ 1,266.77	\$ 1,304.77	\$ 1,343.92
Management Fee	\$ 16,500.00	\$ 16,995.00	\$ 17,504.85	\$ 18,030.00	\$ 18,570.90	\$ 19,128.02	\$ 19,701.86	\$ 20,292.92	\$ 20,901.71	\$ 21,528.76	\$ 22,174.62
Postage	\$ 1,200.00	\$ 1,236.00	\$ 1,273.08	\$ 1,311.27	\$ 1,350.61	\$ 1,391.13	\$ 1,432.86	\$ 1,475.85	\$ 1,520.12	\$ 1,565.73	\$ 1,612.70
Copies/Printing/Supplies	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93	\$ 3,359.79
CPA Services	\$ 300.00	\$ 309.00	\$ 318.27	\$ 327.82	\$ 337.65	\$ 347.78	\$ 358.22	\$ 368.96	\$ 380.03	\$ 391.43	\$ 403.17
Legal Expense	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73	\$ 13,439.16
Insurance (Liability)	\$ 7,000.00	\$ 7,210.00	\$ 7,426.30	\$ 7,649.09	\$ 7,878.56	\$ 8,114.92	\$ 8,358.37	\$ 8,609.12	\$ 8,867.39	\$ 9,133.41	\$ 9,407.41
Directors&Officers Insurance	\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	\$ 1,639.09	\$ 1,688.26	\$ 1,738.91	\$ 1,791.08	\$ 1,844.81	\$ 1,900.16	\$ 1,957.16	\$ 2,015.87
Electronic Transmission	\$ 200.00	\$ 206.00	\$ 212.18	\$ 218.55	\$ 225.10	\$ 231.85	\$ 238.81	\$ 245.97	\$ 253.35	\$ 260.95	\$ 268.78
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc.	\$ 4,000.00	\$ 4,120.00	\$ 4,243.60	\$ 4,370.91	\$ 4,502.04	\$ 4,637.10	\$ 4,776.21	\$ 4,919.50	\$ 5,067.08	\$ 5,219.09	\$ 5,375.67
Security	\$ 107,000.00	\$ 110,210.00	\$ 113,516.30	\$ 116,921.79	\$ 120,429.44	\$ 124,042.33	\$ 127,763.60	\$ 131,596.50	\$ 135,544.40	\$ 139,610.73	\$ 143,799.05
Annual Corporate Report	\$ 50.00	\$ 51.50	\$ 53.05	\$ 54.64	\$ 56.28	\$ 57.96	\$ 59.70	\$ 61.49	\$ 63.34	\$ 65.24	\$ 67.20
Communications	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	\$ 1,092.73	\$ 1,125.51	\$ 1,159.27	\$ 1,194.05	\$ 1,229.87	\$ 1,266.77	\$ 1,304.77	\$ 1,343.92
Electric	\$ 3,900.00	\$ 4,017.00	\$ 4,137.51	\$ 4,261.64	\$ 4,389.48	\$ 4,521.17	\$ 4,656.80	\$ 4,796.51	\$ 4,940.40	\$ 5,088.62	\$ 5,241.27
Water/Sewer	\$ 600.00	\$ 618.00	\$ 636.54	\$ 655.64	\$ 675.31	\$ 695.56	\$ 716.43	\$ 737.92	\$ 760.06	\$ 782.86	\$ 806.35
Amenity 1 Maintenance	\$ -	\$ -	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 28,981.85	\$ 29,851.31	\$ 30,746.85	\$ 31,669.25
Amenity 2 Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,600.00