Assumptions

Expected Reserve Expenditures

"Reserve" Expenditures		
Time	**Amount**	
2011-2012	**40,000**	**repair twin pipes culvert headwalls and road crossing (20 year frequency?)**
2011-2012	**14,000**	**add 2 inch asphalt lift to Lower Hollow – this will however, keep this road off of sealing schedule for ten years.**
2011-2012	**10,000**	**Add gate, etc at Terry toad entrance (note Scenario 2 – paid out of Ops)**
2012-2016	**30,000**	**repair Chardonnay Lake Dam, road crossover**
2011-2013	**60,000**	**repair main (Hickory Lake) Dam**
2014-2015	**150,000**	**Seal roads per Road Sealing schedule column 2**
2016-2017	**50,000**	**Dredge Main Lake**
2018-2021	**180,000**	**Seal roads per Road Sealing schedule column 3**
2021-2024	**175,000**	**Seal roads per Road Sealing schedule column 4**
2025-2028	**195,000**	**Seal roads per Road Sealing schedule column 5**
2028-2031	**180,000**	**Seal roads per Road Sealing schedule column 6**
???	**40,000**	**finish repair Cedar Lake Dam, road crossover**

Augusta Shores – Estimated Street Square Yards

Street	**Sq. Yds.**	**Sealing Frequency**					
		1	**2**	**3**	**4**	**5**	**6**
		2011					
Augusta Shores Drive	16,202	16,202		16,202		16,202	
Berg Crossing	11,828	11,828		11,828		11,828	
Berg House Road	1,140	1,140		1,140		1,140	
Lookout Point Dr.	3,195	3,195		3,195		3,195	
Lower Hollow Lane	1,790				1,790		1,790
Arrowhead Ridge	946		946		946		946
Augusta Shores Court	3,143		3,143		3,143		3,143
High Post North	5,469		5,469		5,469		5,469
High Post South	3,545		3,545		3,545		3,545
Killdeer Drive	6,645		6,645		6,645		6,645
Kingfisher Court	3,258		3,258		3,258		3,258
Murdoch Court	1,725		1,725		1,725		1,725
Murdoch Lane	3,297		3,297		3,297		3,297
Total	62,183	32,365	28,028	32,365	29,818	32,365	29,818

Generally, 2.5% inflation on Operating Expenses.

Scenario 1

Raise Maintenance Assessment (MA) to $900 - $600 Operating, $300 Reserve

Special Assessment (SA) of $500 Fall 2011 - $64,000

2011-12	**$40,000**	**Repair Twin Pipes**
2011-12	**$14,000**	**2” Asphalt Lift Lower Hollow**
2011-12	**$9,000**	**Terry Road Gate**

2.5% inflation on Operating Expenses

Analysis:

Operating funds would be “flush” until 2018, would need to raise MA

Reserve Funds would allow:

2013-14	**$60,000**	**Repair Hickory Dam**
2014-15	**$30,000**	**Repair Chardonnay Dam**
2016-17	**$150,000**	**Seal Roads Column 2 (Some would be 15 years old)**
2018-19	**$50,000**	**Dredge Lake**
2022-23	**$180,000**	**Seal Roads Column 3 (11 years after first NovaChip)**
2026-27	**$175,000**	**Seal Roads Column 4 (10 years after first NovaChip)**

This scenario would knock out a lot of problems quickly, but probably would not be enough to keep up with roads.

Would require raising MA in 2018 (see 1A), may need to raise Res then too for roads

Scenario 1A

Like above, except raise MA $100 in 2016-17 ($50 Ops, $50 Res)

Analysis:

Operating Funds would be good until 2022, possibly longer, if inflation is overstated previously)

Road resurfacings Columns 3 and 4 would move up one year sooner.

Scenario 2

Raise Maintenance Assessment (MA) to $1000 - $600 Operating, $400 Reserve

$9,000 Terry Road Gate would be paid for 2011-12 and 2012-13 by "squeezing" operating funds.

2.5% inflation on Operating Expenses

Analysis:

Operating funds would be "flush" until 2015-16, would need to raise MA

Reserve Funds would allow:

2011-12	**$40,000**	**Repair Twin Pipes ***
2012-13	**$14,000**	**2" Asphalt Lift Lower Hollow ****
2013-14	**$60,000**	**Repair Hickory Dam ***
2014-15	**$30,000**	**Repair Chardonnay Dam ***
2016-17	**$150,000**	**Seal Roads Column 2 (Some would be 14 years old) ***
2017-18	**$50,000**	**Dredge Lake *****
2020-21	**$180,000**	**Seal Roads Column 3 (9 years after first NovaChip) ***
2023-24	**$175,000**	**Seal Roads Column 4 (7-8 years after first NovaChip) *****

This scenario would knock out a lot of problems quickly, and would accrue more to Reserve for Roads than Scenario 1, but would test the roads in the second sealing.

Would require raising MA in 2019.

*** - same as Scenario 1**
**** - one year later than Scenario 1**
***** - one year earlier than Scenario 1**
****** - two years or more earlier than Scenario 1**

Scenario 2A

Like above, except raise MA $100 in 2017-18 ($75 Ops, $25 Res)

Analysis:

Operating Funds would be good until 2025, possibly longer, if inflation is overstated previously)

Chardonnay Dam Repair would move up one year sooner, rest would stay the same, but with a little more cushion everywhere.

Scenario 3

Raise Maintenance Assessment (MA) to $1,100 - $600 Operating, $500 Reserve

$9,000 Terry Road Gate would be paid for 2011-12 and 2012-13 by "squeezing" operating funds.

2.5% inflation on Operating Expenses

Analysis:

Operating funds would be "flush" until 2015-16, would need to raise MA

Reserve Funds would allow:

2011-12	**$40,000**	**Repair Twin Pipes ***
2011-12	**$14,000**	**2" Asphalt Lift Lower Hollow ***
2012-13	**$60,000**	**Repair Hickory Dam *** **
2013-14	**$30,000**	**Repair Chardonnay Dam *** **
2015-16	**$150,000**	**Seal Roads Column 2 (Some would be 14 years old) ***
2016-17	**$50,000**	**Dredge Lake *** **
2018-19	**$180,000**	**Seal Roads Column 3 (7-8 years after first NovaChip)*** **
2021-22	**$175,000**	**Seal Roads Column 4 (6-7 years after first NovaChip)*** **

This scenario would knock out a lot of problems VERY quickly, and would accrue more to Reserve for Roads, allow second sealing of roads early and you could make the case it would almost build up too much reserve for expected expenses in out years.

Would require raising MA in 2018.

*** - same as Scenario 1**
**** - one year later than Scenario 1**
***** - one year earlier than Scenario 1**
****** - two years or more earlier than Scenario 1**

Scenario 3A

Like above, except Leaving MA at $11,00 change Ops to $700 and Res to $400

Analysis:

Operating Funds would be good until 2025, possibly longer, if inflation is overstated previously)

Road Column 3 would move back a year to 2019-20, 8 years after first NovaChip

Road Column 4 would move back a year to 2022-23, 8 years after first NovaChip

This makes more sense than leaving Scenario 3 and raising the MA – the MA increase could be redirected from the Reserve. Note that there may still be an excess building in Reserve Year 15 that could be redirected to Operating.

Scenario 1

Raise Assessment to $900 ($600 Operating, $300 Reserve), $500 Special In FY 2011-12

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	1,392	4,799	7,202	8,309	8,074	5,848	1,582	(4,776)	(13,278)	(23,978)	(36,930)	(52,191)	(69,818)	(89,871)
Ops Assesment per Lot	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200
Special Assessment	64,000														
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	141,050	77,600	78,200	78,800	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119
Ditches	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Gates	1,000	500	513	525	538	552	566	580	594	609	624	640	656	672	689
Gate At Terry Rd. - SA	9,000														
Lakes	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Landscaping	6,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	10,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Road Repair - SA	55,000														
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	124,375	57,959	59,158	60,637	62,153	63,707	65,300	66,932	68,606	70,321	72,079	73,881	75,728	77,621	79,561
Total Ops Expense	140,213	74,193	75,798	77,693	79,635	81,626	83,666	85,758	87,902	90,100	92,352	94,661	97,027	99,453	101,939
Net Ops Cash	1,392	4,799	7,202	8,309	8,074	5,848	1,582	(4,776)	(13,278)	(23,978)	(36,930)	(52,191)	(69,818)	(89,871)	(112,410)
Reserve															
Cash at Beginning of year	3,064	41,525	81,056	61,677	72,211	113,255	5,120	44,822	35,319	75,625	116,738	158,672	21,446	61,475	102,304
Reserve Assesment per Lot	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Assessments	38,400	38,700	39,000	39,300	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600	39,600
Other Reserve Income	61	831	1,621	1,234	1,444	2,265	102	896	706	1,513	2,335	3,173	429	1,229	2,046
Total Reserve Income	38,461	39,531	40,621	40,534	41,044	41,865	39,702	40,496	40,306	41,113	41,935	42,773	40,029	40,829	41,646
Reserve Expense-Roads	-	-	-	-	-	150,000	-	-	-	-	-	180,000	-	-	-
Reserve Expense-Lakes/Dams	-	-	60,000	30,000	-	-	-	50,000	-	-	-	-	-	-	-
Net Reserve Cash	41,525	81,056	61,677	72,211	113,255	5,120	44,822	35,319	75,625	116,738	158,672	21,446	61,475	102,304	143,950
Total Regular Assessment/Lot	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900
Total Assessment/Lot	1,400	900	900	900	900	900	900	900	900	900	900	900	900	900	900

Scenario 1A

Raise Assessment to $900 ($600 Operating, $300 Reserve), $500 Special In FY 2011-12, then raise 50/50 in 2016-17

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	1,392	4,799	7,202	8,309	8,074	12,448	14,782	15,024	13,122	9,022	2,670	(5,991)	(17,018)	(30,471)
Ops Assesment per Lot	600	600	600	600	600	650	650	650	650	650	650	650	650	650	650
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	85,800	85,800	85,800	85,800	85,800	85,800	85,800	85,800	85,800	85,800
Special Assessment	64,000														
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	141,050	77,600	78,200	78,800	79,400	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119
Ditches	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Gates	1,000	500	513	525	538	552	566	580	594	609	624	640	656	672	689
Gate At Terry Rd. - SA	9,000														
Lakes	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Landscaping	6,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	10,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Road Repair - SA	55,000														
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	124,375	57,959	59,158	60,637	62,153	63,707	65,300	66,932	68,606	70,321	72,079	73,881	75,728	77,621	79,561
Total Ops Expense	140,213	74,193	75,798	77,693	79,635	81,626	83,666	85,758	87,902	90,100	92,352	94,661	97,027	99,453	101,939
Net Ops Cash	1,392	4,799	7,202	8,309	8,074	12,448	14,782	15,024	13,122	9,022	2,670	(5,991)	(17,018)	(30,471)	(46,410)
Reserve															
Cash at Beginning of year	3,064	41,525	81,056	61,677	72,211	113,255	11,720	8,154	54,517	101,808	150,044	19,245	65,830	113,346	161,813
Reserve Assesment per Lot	300	300	300	300	300	350	350	350	350	350	350	350	350	350	350
Assessments	38,400	38,700	39,000	39,300	39,600	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200	46,200
Other Reserve Income	61	831	1,621	1,234	1,444	2,265	234	163	1,090	2,036	3,001	385	1,317	2,267	3,236
Total Reserve Income	38,461	39,531	40,621	40,534	41,044	48,465	46,434	46,363	47,290	48,236	49,201	46,585	47,517	48,467	49,436
Reserve Expense-Roads	-	-	-	-	-	150,000	-	-	-	-	180,000	-	-	-	175,000
Reserve Expense-Lakes/Dams	-	-	60,000	30,000	-	-	50,000	-	-	-	-	-	-	-	-
Net Reserve Cash	41,525	81,056	61,677	72,211	113,255	11,720	8,154	54,517	101,808	150,044	19,245	65,830	113,346	161,813	36,250
Total Regular Assessment/Lot	900	900	900	900	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Assessment/Lot	1,400	900	900	900	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

Scenario 2

Raise Assessment to $1000 ($600 Operating, $400 Reserve)

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	392	1,837	5,827	8,563	9,997	9,482	6,969	2,408	(4,252)	(13,063)	(24,080)	(37,357)	(52,951)	(70,920)
Ops Assesment per Lot	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	77,050	77,600	78,200	78,800	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,000	1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249	1,280	1,312	1,345	1,379	1,413
Ditches	5,500	5,638	5,778	5,923	6,071	6,223	6,378	6,538	6,701	6,869	7,040	7,216	7,397	7,582	7,771
Gates	5,500	4,000	500	513	525	538	552	566	580	594	609	624	640	656	672
Lakes	9,000	9,225	9,456	9,692	9,934	10,183	10,437	10,698	10,966	11,240	11,521	11,809	12,104	12,407	12,717
Landscaping	5,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	9,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	61,375	59,922	57,570	59,009	60,484	61,997	63,546	65,135	66,763	68,433	70,143	71,897	73,694	75,537	77,425
Total Ops Expense	77,213	76,155	74,209	76,064	77,966	79,915	81,913	83,961	86,060	88,211	90,417	92,677	94,994	97,369	99,803
Net Ops Cash	392	1,837	5,827	8,563	9,997	9,482	6,969	2,408	(4,252)	(13,063)	(24,080)	(37,357)	(52,951)	(70,920)	(91,323)
Reserve															
Cash at Beginning of year	3,064	14,325	52,212	45,256	68,561	122,733	27,987	31,347	84,774	139,269	14,855	67,952	122,111	2,353	55,200
Reserve Assesment per Lot	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Assessments	51,200	51,600	52,000	52,400	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
Other Reserve Income	61	287	1,044	905	1,371	2,455	560	627	1,695	2,785	297	1,359	2,442	47	1,104
Total Reserve Income	51,261	51,887	53,044	53,305	54,171	55,255	53,360	53,427	54,495	55,585	53,097	54,159	55,242	52,847	53,904
Reserve Expense-Roads	40,000	14,000	-	-	-	150,000	-	-	-	180,000	-	-	175,000	-	-
Reserve Expense-Lakes/Dams	-	-	60,000	30,000	-	-	50,000	-	-	-	-	-	-	-	-
Net Reserve Cash	14,325	52,212	45,256	68,561	122,733	27,987	31,347	84,774	139,269	14,855	67,952	122,111	2,353	55,200	109,104
Total Regular Assessment/Lot	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Assessment/Lot	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

Scenario 2A

Raise Assessment to $1000 ($600 Operating, $400 Reserve)

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	392	1,837	5,827	8,563	9,997	9,482	13,569	15,608	15,548	13,337	8,920	2,243	(6,751)	(18,120)
Ops Assesment per Lot	600	600	600	600	600	600	650	650	650	650	650	650	650	650	650
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	79,200	85,800	85,800	85,800	85,800	85,800	85,800	85,800	85,800	85,800
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	77,050	77,600	78,200	78,800	79,400	79,400	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,000	1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249	1,280	1,312	1,345	1,379	1,413
Ditches	5,500	5,638	5,778	5,923	6,071	6,223	6,378	6,538	6,701	6,869	7,040	7,216	7,397	7,582	7,771
Gates	5,500	4,000	500	513	525	538	552	566	580	594	609	624	640	656	672
Lakes	9,000	9,225	9,456	9,692	9,934	10,183	10,437	10,698	10,966	11,240	11,521	11,809	12,104	12,407	12,717
Landscaping	5,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	9,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	61,375	59,922	57,570	59,009	60,484	61,997	63,546	65,135	66,763	68,433	70,143	71,897	73,694	75,537	77,425
Total Ops Expense	77,213	76,155	74,209	76,064	77,966	79,915	81,913	83,961	86,060	88,211	90,417	92,677	94,994	97,369	99,803
Net Ops Cash	392	1,837	5,827	8,563	9,997	9,482	13,569	15,608	15,548	13,337	8,920	2,243	(6,751)	(18,120)	(31,923)
Reserve															
Cash at Beginning of year	3,064	14,325	52,212	15,256	67,961	122,121	27,363	34,010	90,790	148,706	27,780	84,436	142,225	26,169	82,793
Reserve Assesment per Lot	400	400	400	400	400	400	425	425	425	425	425	425	425	425	425
Assessments	51,200	51,600	52,000	52,400	52,800	52,800	56,100	56,100	56,100	56,100	56,100	56,100	56,100	56,100	56,100
Other Reserve Income	61	287	1,044	305	1,359	2,442	547	680	1,816	2,974	556	1,689	2,844	523	1,656
Total Reserve Income	51,261	51,887	53,044	52,705	54,159	55,242	56,647	56,780	57,916	59,074	56,656	57,789	58,944	56,623	57,756
Reserve Expense-Roads	40,000	14,000	-	-	-	150,000	-	-	-	180,000	-	-	175,000	-	-
Reserve Expense-Lakes/Dams	-	-	90,000	-	-	-	50,000	-	-	-	-	-	-	-	-
Net Reserve Cash	14,325	52,212	15,256	67,961	122,121	27,363	34,010	90,790	148,706	27,780	84,436	142,225	26,169	82,793	140,548
Total Regular Assessment/Lot	1,000	1,000	1,000	1,000	1,000	1,000	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075
Total Assessment/Lot	1,000	1,000	1,000	1,000	1,000	1,000	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075

Scenario 3

Raise Assessment to $1,100 ($600 Operating, $500 Reserve)

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	1,392	4,799	7,202	8,309	8,074	5,848	1,582	(4,776)	(13,278)	(23,978)	(36,930)	(52,191)	(69,818)	(89,871)
Ops Assesment per Lot	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200	79,200
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	77,050	77,600	78,200	78,800	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400	79,400
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119
Ditches	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Gates	1,000	500	513	525	538	552	566	580	594	609	624	640	656	672	689
Lakes	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Landscaping	6,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	10,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	60,375	57,959	59,158	60,637	62,153	63,707	65,300	66,932	68,606	70,321	72,079	73,881	75,728	77,621	79,561
Total Ops Expense	76,213	74,193	75,798	77,693	79,635	81,626	83,666	85,758	87,902	90,100	92,352	94,661	97,027	99,453	101,939
Net Ops Cash	1,392	4,799	7,202	8,309	8,074	5,848	1,582	(4,776)	(13,278)	(23,978)	(36,930)	(52,191)	(69,818)	(89,871)	(112,410)
Reserve															
Cash at Beginning of year	3,064	3,125	7,688	42,842	109,199	27,383	43,930	110,809	(975)	65,005	132,306	25,952	92,471	160,320	229,527
Reserve Assesment per Lot	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Assessments	64,000	64,500	65,000	65,500	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000
Other Reserve Income	61	63	154	857	2,184	548	879	2,216	(20)	1,300	2,646	519	1,849	3,206	4,591
Total Reserve Income	64,061	64,563	65,154	66,357	68,184	66,548	66,879	68,216	65,980	67,300	68,646	66,519	67,849	69,206	70,591
Reserve Expense-Roads	55,000	-	-	-	150,000	-	-	180,000	-	-	175,000	-	-	-	-
Reserve Expense-Terry Rd Gate	9,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Expense-Lakes/Dams	-	60,000	30,000	-	-	50,000	-	-	-	-	-	-	-	-	-
Net Reserve Cash	3,125	7,688	42,842	109,199	27,383	43,930	110,809	(975)	65,005	132,306	25,952	92,471	160,320	229,527	300,117
Total Regular Assessment/Lot	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Total Assessment/Lot	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

Scenario 3A

Raise Assessment to $1,100 ($600 Operating, $500 Reserve), Redirect $100 Res to Ops in 2018-19

CASH ONLY

OPERATING	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
	2011-12	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Cash at Beginning of year	555	1,392	4,799	7,202	8,309	8,074	5,848	1,582	8,424	13,122	15,622	15,870	13,809	9,382	2,529
Ops Assesment per Lot	600	600	600	600	600	600	600	700	700	700	700	700	700	700	700
# of Lots	128	129	130	131	132	132	132	132	132	132	132	132	132	132	132
Ops Assesments	76,800	77,400	78,000	78,600	79,200	79,200	79,200	92,400	92,400	92,400	92,400	92,400	92,400	92,400	92,400
Other Ops Income	250	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Ops Income	77,050	77,600	78,200	78,800	79,400	79,400	79,400	92,600	92,600	92,600	92,600	92,600	92,600	92,600	92,600
Ops Expense															
Insurance	6,663	6,829	7,000	7,175	7,354	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414
Utilities	7,175	7,354	7,538	7,727	7,920	8,118	8,321	8,529	8,742	8,961	9,185	9,414	9,650	9,891	10,138
Other Ops Expense	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Maintenance															
Berg House/Pavilion/TC	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119
Ditches	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069	8,271	8,478
Gates	1,000	500	513	525	538	552	566	580	594	609	624	640	656	672	689
Lakes	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Landscaping	6,000	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136
Mowing	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724
Roads	10,000	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449
Snow Removal	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Swimming Pool	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
Total Maintenance	60,375	57,959	59,158	60,637	62,153	63,707	65,300	66,932	68,606	70,321	72,079	73,881	75,728	77,621	79,561
Total Ops Expense	76,213	74,193	75,798	77,693	79,635	81,626	83,666	85,758	87,902	90,100	92,352	94,661	97,027	99,453	101,939
Net Ops Cash	1,392	4,799	7,202	8,309	8,074	5,848	1,582	8,424	13,122	15,622	15,870	13,809	9,382	2,529	(6,810)
Reserve															
Cash at Beginning of year	3,064	3,125	7,688	42,842	109,199	27,383	43,930	110,809	165,825	41,941	95,580	150,292	31,098	84,520	139,010
Reserve Assesment per Lot	500	500	500	500	500	500	500	400	400	400	400	400	400	400	400
Assessments	64,000	64,500	65,000	65,500	66,000	66,000	66,000	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
Other Reserve Income	61	63	154	857	2,184	548	879	2,216	3,316	839	1,912	3,006	622	1,690	2,780
Total Reserve Income	64,061	64,563	65,154	66,357	68,184	66,548	66,879	55,016	56,116	53,639	54,712	55,806	53,422	54,490	55,580
Reserve Expense-Roads	55,000	-	-	-	150,000	-	-	-	180,000	-	-	175,000	-	-	-
Reserve Expense-Terry Rd Gate	9,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Expense-Lakes/Dams	-	60,000	30,000	-	-	50,000	-	-	-	-	-	-	-	-	-
Net Reserve Cash	3,125	7,688	42,842	109,199	27,383	43,930	110,809	165,825	41,941	95,580	150,292	31,098	84,520	139,010	194,590
Total Regular Assessment/Lot	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Total Assessment/Lot	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100