

**PROPOSED BUDGET  
2021 – 2026**

	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
	38 Lots	71 Lots	211 Lots	211 Lots	283 Lots	283 Lots*
<b>REVENUE</b>						
Completed homes(\$400/Home)	\$ 9,200.00	\$ 16,400.00	\$ 30,000.00	\$ 43,600.00	\$ 80,200.00	\$ 96,000.00
Developed lots (\$200/lot)(Builders)	3,000.00	6,000.00	27,200.00	20,400.00	11,700.00	1,000.00
Other Income	50.00	2,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Late Fees						
Uncollectible Dues	-	-	-	-	(919.00)	(970.00)
<b>TOTAL</b>	<b>\$ 12,250.00</b>	<b>\$ 24,400.00</b>	<b>\$ 60,200.00</b>	<b>\$ 67,000.00</b>	<b>\$ 93,981.00</b>	<b>\$ 99,030.00</b>
<b>EXPENDITURES</b>						
Insurance	\$ 2,000.00	\$ 4,000.00	\$ 4,200.00	\$ 5,040.00	\$ 5,000.00	\$ 5,275.00
Landscape maintenance		8,500.00	9,500.00	36,000.00	36,000.00	36,000.00
Landscape Repairs/Supplies				5,000.00	4,500.00	4,500.00
Legal & Professional	2,000.00	500.00	500.00	750.00	750.00	750.00
Holiday Lighting					3,000.00	3,000.00
Management	3,600.00	3,600.00	10,752.00	17,725.00	24,000.00	24,000.00
Postage	50.00	150.00	575.00	675.00	450.00	500.00
Repairs	500.00	500.00	1,500.00	3,000.00	1,500.00	1,500.00
Other Expenses	-	100.00	100.00	500.00	500.00	500.00
Property Tax		75.00	75.00	100.00	250.00	250.00
Utilities	4,000.00	4,000.00	4,000.00	4,800.00	3,000.00	3,000.00
Other/miscellaneous	1,500.00	75.00	75.00	150.00	150.00	150.00
<b>TOTAL</b>	<b>\$ 13,650.00</b>	<b>\$ 21,500.00</b>	<b>\$ 31,277.00</b>	<b>\$ 73,740.00</b>	<b>\$ 79,100.00</b>	<b>\$ 79,425.00</b>
<b>NET CASH FLOW</b>	<b>\$ (1,400.00)</b>	<b>\$ 2,900.00</b>	<b>\$ 28,923.00</b>	<b>\$ (6,740.00)</b>	<b>\$ 14,881.00</b>	<b>\$ 19,605.00</b>