CCC Total: Ops + Res + Cap	2021 Estimated	2022 Budget	2023 Fcast	2024 Fcast	2025 Fcast	2026 Fcast
As of 10/14/2021						
BEGINNING BALANCE	**$ 2,170,790**	**$ 2,634,483**	**$ 1,848,219**	**$ 1,441,566**	**$ 1,580,803**	**$ 1,661,205**
DEPOSITS						
Operations Assessments & other	$ 2,042,408	$ 2,133,021	$ 2,173,020	$ 2,227,352	$ 2,251,236	$ 2,275,685
Reserves Assessments & other	$ 129,920	$ 145,018	$ 151,334	$ 159,200	$ 167,672	$ 176,513
Capital Improvements & other	$ 6,665,398	$ 1,369,487	$ 1,165,441	$ 666,756	$ 666,883	$ 667,012
Total Deposits	**$ 8,837,726**	**$ 3,647,526**	**$ 3,489,796**	**$ 3,053,308**	**$ 3,085,792**	**$ 3,119,210**
EXPENDITURES/EXPENSES						
Operations Expenses	$ (2,049,541)	$ (2,133,008)	$ (2,170,460)	$ (2,175,521)	$ (2,233,091)	$ (2,293,066)
Reserves: Replace & Maint	$ (68,000)	$ (526,783)	$ (691,989)	$ (84,550)	$ (118,299)	$ (228,803)
Capital Projects & Loan pmts	$ (6,256,491)	$ (1,774,000)	$ (1,034,000)	$ (654,000)	$ (654,000)	$ (654,000)
Total Expenditures/Expenses	**$ (8,374,032)**	**$(4,433,791)**	**$(3,896,449)**	**$(2,914,071)**	**$(3,005,390)**	**$(3,175,869)**
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ENDING BALANCE	**$ 2,634,483**	**$ 1,848,219**	**$ 1,441,566**	**$ 1,580,803**	**$ 1,661,205**	**$ 1,604,546**
Operations	$ 292,867	$ 292,880	$ 295,440	$ 347,271	$ 365,417	$ 348,035
Reserves	$ 1,774,559	$ 1,392,794	$ 852,140	$ 926,790	$ 976,163	$ 923,874
Capital Improvements	$ 567,057	$ 162,544	$ 293,985	$ 306,741	$ 319,625	$ 332,637
ASSESSMENTS/month/dwelling						
Operations	$ 50.60	$ 53.73	$ 53.85	$ 53.95	$ 54.03	$ 53.58
Reserves	$ 6.40	$ 7.27	$ 7.65	$ 8.05	$ 8.47	$ 8.92
Capital Improvements	$ 34.00	$ 34.00	$ 34.00	$ 34.00	$ 34.00	$ 34.00
Total	$ 91.00	$ 95.00	$ 95.50	$ 96.00	$ 96.50	$ 96.50
ANNUAL INCREASES/month/dwelling						
Operations	$ 4.00	$ 3.13	$ 0.12	$ 0.10	$ 0.08	$ (0.44)
Reserves	$ -	$ 0.87	$ 0.38	$ 0.40	$ 0.42	$ 0.44
Capital Improvements	$ 10.00	$ -	$ -	$ -	$ -	$ -
Total	**$ 14.00**	**$ 4.00**	**$ 0.50**	**$ 0.50**	**$ 0.50**	**$ -**

CCC OPERATIONS as of 10/14/2021	*Accounts*	*Assumptions*	2021 Estimated	2022 Budget	2023 Fcast	2024 Fcast	2025 Fcast	2026 Fcast
BEGINNING BALANCE			**$ 300,000**	**$ 292,867**	**$ 292,880**	**$ 295,440**	**$ 347,271**	**$ 365,417**
REVENUES:								
Deposits from Assessments	1	$ 77.00	$ 1,503,348	$ 1,503,348	$ 1,503,348	$ 1,503,348	$ 1,503,348	$ 1,503,348
adjustment 2021	1	$ 14.00	$ 273,336	$ 273,336	$ 273,336	$ 273,336	$ 273,336	$ 273,336
adjustment 2022	1	$ 4.00		$ 78,096	$ 78,096	$ 78,096	$ 78,096	$ 78,096
adjustment 2023	1	$ 0.50			$ 9,762	$ 9,762	$ 9,762	$ 9,762
adjustment 2024	1	$ 0.50				$ 9,762	$ 9,762	$ 9,762
adjustment 2025	1	$ 0.50					$ 9,762	$ 9,762
adjustment 2026	1	$ 0.50						$ 9,762
4.00%								
Interest & Other Revenues	2		$ 58,008	$ 55,777	$ 58,584	$ 80,647	$ 83,873	$ 87,228
Fitness Center Revenues	3		$ 18,260	$ 16,000	$ 26,400	$ 28,000	$ 29,120	$ 30,285
Special Events & Community Activities	4		$ 26,000	$ 27,000	$ 29,000	$ 31,000	$ 32,240	$ 33,530
Marina & Paddle Club Revenues	5		$ 45,800	$ 53,600	$ 56,600	$ 69,600	$ 72,384	$ 75,279
RV Storage Yard Revenues	6		$ 38,256	$ 42,516	$ 46,179	$ 49,836	$ 51,829	$ 53,903
Tennis Center Revenues	7		$ 79,400	$ 83,348	$ 91,715	$ 93,965	$ 97,724	$ 101,633
TOTAL REVENUES			**$ 2,042,408**	**$ 2,133,021**	**$ 2,173,020**	**$ 2,227,352**	**$ 2,251,236**	**$ 2,275,685**
EXPENSES:								
Admin: Acctng, Legal, Fees & Licenses	8		$ (421,898)	$ (385,929)	$ (394,283)	$ (405,429)	$ (421,646)	$ (438,512)
Insurance: Liability & Prop & Wrkrs Comp	9		$ (54,233)	$ (62,378)	$ (62,378)	$ (62,378)	$ (64,873)	$ (67,468)
Facilities & Utilities & Supplies	10		$ (213,605)	$ (298,878)	$ (304,560)	$ (309,977)	$ (322,376)	$ (335,271)
Landscape & Trees	11		$ (206,179)	$ (231,047)	$ (241,541)	$ (251,583)	$ (261,646)	$ (272,112)
Security	12		$ (103,000)	$ (110,088)	$ (110,088)	$ (110,088)	$ (110,088)	$ (110,088)
Fitness Center	13		$ (44,839)	$ (17,582)	$ (18,000)	$ 18,500	$ 19,240	$ 20,010
Special Events & Community Activities	14		$ (41,500)	$ (47,500)	$ (49,500)	$ (51,500)	$ (53,560)	$ (55,702)
Fed/State/Pers.Prop.Taxes	15		$ (9,000)	$ (11,500)	$ (11,500)	$ (11,500)	$ (11,500)	$ (11,500)
Committees Budgets	16		$ (35,900)	$ (34,700)	$ (28,900)	$ (29,300)	$ (30,472)	$ (31,691)
Marina & Paddle Club	17		$ (30,918)	$ (32,091)	$ (32,858)	$ (33,858)	$ (35,212)	$ (36,621)
RV Storage Yard	18		$ (16,522)	$ (16,387)	$ (17,253)	$ (18,162)	$ (18,888)	$ (19,644)
Tennis Center	19		$ (83,211)	$ (79,207)	$ (86,428)	$ (89,234)	$ (92,803)	$ (96,515)
Transfers to Reserves			$ (124,920)	$ (141,905)	$ (149,355)	$ (157,196)	$ (165,449)	$ (174,135)
Transfers to Capital Improvements			$ (663,816)	$ (663,816)	$ (663,816)	$ (663,816)	$ (663,816)	$ (663,816)
TOTAL EXPENSES			**$(2,049,541)**	**$(2,133,008)**	**$(2,170,460)**	**$(2,175,521)**	**$(2,233,091)**	**$(2,293,066)**
NET			$ (7,133)	$ 13	$ 2,560	$ 51,831	$ 18,145	$ (17,381)
ENDING BALANCE			**$ 292,867**	**$ 292,880**	**$ 295,440**	**$ 347,271**	**$ 365,417**	**$ 348,035**

CCC RESERVE STUDY as of 10/14/2021	*Assumptions*	2021 Estimated	2022 Budget	2023 Fcast	2024 Fcast	2025 Fcast	2026 Fcast
BEGINNING BALANCE		**$ 1,712,639**	**$ 1,774,559**	**$ 1,392,794**	**$ 852,140**	**$ 926,790**	**$ 976,163**
Assessments recent Reserve Study		*$ 124,920*	$ 141,905	$ 149,355	$ 157,196	$ 165,449	$ 174,135
Annual Adjustment =	5.25%						
Extra Assessment Anticipating New Assets			$ -	$ -	$ -	$ -	$ -
Interest Earned on Account Balances	0.25%	$ 5,000	$ 3,114	$ 1,980	$ 2,004	$ 2,224	$ 2,379
Total Deposits		**$ 129,920**	**$ 145,018**	**$ 151,334**	**$ 159,200**	**$ 167,672**	**$ 176,513**
2021 Expenses/Expenditures		$ (68,000)					
2022 Expenses/Expenditures			$ (526,783)				
2023 Expenses/Expenditures				$ (691,989)			
2024 Expenses/Expenditures					$ (84,550)		
2025 Expenses/Expenditures						$ (118,299)	
2026 Expenses/Expenditures							$ (228,803)
Total Expenditures/Expenese		**$ (68,000)**	**$ (526,783)**	**$ (691,989)**	**$ (84,550)**	**$ (118,299)**	**$ (228,803)**
ENDING BALANCE		**$ 1,774,559**	**$ 1,392,794**	**$ 852,140**	**$ 926,790**	**$ 976,163**	**$ 923,874**
Reserve Study per dwelling per month		$ 6.40	$ 7.27	$ 7.65	$ 8.05	$ 8.47	$ 8.92
+ Increases Anticipating New Assets		$ -	$ -	$ -	$ -	$ -	$ -
= Forecast of higher per unit per month		$ 6.40	$ 7.27	$ 7.65	$ 8.05	$ 8.47	$ 8.92
Annual Increases		**$ -**	**$ 0.87**	**$ 0.38**	**$ 0.40**	**$ 0.42**	**$ 0.44**

CAPITAL IMPROVEMENT Forecast 10/14/2021	*Assumptions*	2021 Forecast	2022 Budget	2023 Fcast	2024 Fcast	2025 Fcast	2026 Fcast
BEGINNING BALANCE		**$ 158,151**	**$ 567,057**	**$ 162,544**	**$ 293,985**	**$ 306,741**	**$ 319,625**
DEPOSITS:							
Deposits from Assessments ($24) in 2020	$ 24.00	$ 468,576	$ 468,576	$ 468,576	$ 468,576	$ 468,576	$ 468,576
Deposits from Assessments Increase 2021	$ 10.00	$ 195,240	$ 195,240	$ 195,240	$ 195,240	$ 195,240	$ 195,240
Deposits from Assessments Increase 2022	$ -		$ -	$ -	$ -	$ -	$ -
Deposits from Assessments Increase 2023	$ -			$ -	$ -	$ -	$ -
Deposits from Assessments Increase 2024	$ -				$ -	$ -	$ -
Deposits from Assessments Increase 2025	$ -					$ -	$ -
Deposits from Assessments Increase 2026	$ -						$ -
Deposits from Loan #1	APPROVED	$ 1,153,928	$ 700,000				
#1 Previous Year Soft Cost Reimbursement	SPECIAL	$ 489,089					
#1 Four more draws	SPECIAL	$ 4,356,983					
Deposits from Loan #2	Unapproved			$ 500,000			
Deposits from Loan #3	Unapproved						
Deposits from Loan #4 (contingency)	Unapproved						
Interest on Cap Impr Balance	1.00%	$ 1,582	$ 5,671	$ 1,625	$ 2,940	$ 3,067	$ 3,196
Total Deposits		**$ 6,665,398**	**$ 1,369,487**	**$ 1,165,441**	**$ 666,756**	**$ 666,883**	**$ 667,012**
EXPENDITURES & PAYMENTS:							
Activity Center Cost + yet to pay	In Progress	$ (4,800,000)	$ (750,000)				
Activity Center Cost paid through 8/17/21	In Progress	$ (1,226,491)					
Activity Center Work SOLAR POWER & Battery	Unapproved	$ (65,000)					
Pavillion - Additional Construction Costs	APPROVED						
Pavillion - Cooking Area Hood/Exhaust System	APPROVED	$ (21,000)					
Pavillion - New Audio Visual System	APPROVED	$ (30,000)					
Security Systems Integrated Solution	APPROVED	$ (24,000)					
Event Center & Restaurant	Undefined			$ (500,000)			
Edith Green Park amenities	Undefined	$ (25,000)	$ (125,000)				
Pickle Ball Solution	Undefined		$ (400,000)				
2 Backup Generators (Act Ctr & Event Ctr)	Unapproved		$ (30,000)	$ (30,000)			
Portable Potable Water Tank	Unapproved		$ (1,000)				
Walkway Teardown & Entryway Reconfiguation	unapproved	$ (40,000)					
Projected Capital Needs (contingency)	Unapproved				$ (150,000)	$ (150,000)	$ (150,000)
Loan #1 payments $6,700,000 ($39,000/month)		$ (25,000)	$ (468,000)	$ (468,000)	$ (468,000)	$ (468,000)	$ (468,000)
Loan #2 payments $500,000 ($3,000/month)		$ -	$ -	$ (36,000)	$ (36,000)	$ (36,000)	$ (36,000)
Loan #3 payments $1,000,000 ($6,000/month)			$ -	$ -	$ -	$ -	$ -
Loan #4 payments $1,000,000 ($6,000/month)		$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures & Payments		**$ (6,256,491)**	**$ (1,774,000)**	**$ (1,034,000)**	**$ (654,000)**	**$ (654,000)**	**$ (654,000)**
ENDING BALANCE		**$ 567,057**	**$ 162,544**	**$ 293,985**	**$ 306,741**	**$ 319,625**	**$ 332,637**