| CCC Total: Ops + Res + Cap | *Assumptions* | 2022 Budget | 2023 Approved | 2024 Fcast | 2025 Fcast | 2026 Fcast | 2027 Fcast |
|---|---|---|---|---|---|---|---|
| As of 11/01/2022 | | | | | | | |
| **BEGINNING BALANCE** | | **$ 2,990,065** | **$ 3,097,131** | **$ 1,816,635** | **$ 1,474,735** | **$ 1,326,753** | **$ 1,269,429** |
| | | | | | | | |
| DEPOSITS | | | | | | | |
| Operations Assessments & other | | $ 2,133,021 | $ 2,357,355 | $ 2,445,130 | $ 2,494,428 | $ 2,525,934 | $ 2,557,800 |
| Reserves Assessments & other | | $ 145,018 | $ 171,042 | $ 188,142 | $ 207,033 | $ 227,621 | $ 250,386 |
| Capital Improvements & other | | $ 1,382,269 | $ 2,682,456 | $ 684,384 | $ 1,175,730 | $ 670,534 | $ 669,235 |
| **Total Deposits** | | **$ 3,660,308** | **$ 5,210,853** | **$ 3,317,656** | **$ 3,877,191** | **$ 3,424,090** | **$ 3,477,421** |
| | | | | | | | |
| EXPENDITURES/EXPENSES | | | | | | | |
| Operations Expenses | | $ (2,133,008) | $ (2,357,355) | $ (2,402,043) | $ (2,467,946) | $ (2,534,819) | $ (2,605,138) |
| Reserves: Replace & Maint | | $ (526,783) | $ (1,547,954) | $ (140,433) | $ (121,708) | $ (211,075) | $ (184,850) |
| Capital Projects & Loan pmts | | $ (633,000) | $ (2,586,040) | $ (1,117,080) | $ (1,435,520) | $ (735,520) | $ (735,520) |
| **Total Expenditures/Expenses** | | **$(3,292,791)** | **$(6,491,349)** | **$(3,659,556)** | **$(4,025,174)** | **$(3,481,414)** | **$(3,525,508)** |
| | | . | . | . | . | . | . |
| **ENDING BALANCE** | | **$ 3,357,582** | **$ 1,816,635** | **$ 1,474,735** | **$ 1,326,753** | **$ 1,269,429** | **$ 1,221,342** |
| Operations | | $ 292,880 | $ 292,880 | $ 335,967 | $ 362,449 | $ 353,565 | $ 306,228 |
| Reserves | | $ 1,392,794 | $ 495,347 | $ 543,056 | $ 628,381 | $ 644,927 | $ 710,463 |
| Capital Improvements | | $ 1,671,908 | $ 1,028,408 | $ 595,712 | $ 335,922 | $ 270,937 | $ 204,651 |
| | | | | | | | |
| ASSESSMENTS/month/dwelling | | | | | | | |
| Operations | | $ 53.73 | $ 60.29 | $ 60.42 | $ 60.46 | $ 60.41 | $ 60.25 |
| Reserves | | $ 7.27 | $ 8.71 | $ 9.58 | $ 10.54 | $ 11.59 | $ 12.75 |
| Capital Improvements | | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 |
| Total | | $ 95.00 | $ 103.00 | $ 104.00 | $ 105.00 | $ 106.00 | $ 107.00 |
| | | | | | | | |
| ANNUAL INCREASES/month/dwelling | | | | | | | |
| Operations | | $ 3.13 | $ 6.56 | $ 0.13 | $ 0.04 | $ (0.05) | $ (0.16) |
| Reserves | | $ 0.87 | $ 1.44 | $ 0.87 | $ 0.96 | $ 1.05 | $ 1.16 |
| Capital Improvements | | $ - | $ - | $ - | $ - | $ - | $ - |
| Total | | **$ 4.00** | **$ 8.00** | **$ 1.00** | **$ 1.00** | **$ 1.00** | **$ 1.00** |

| CCC OPERATIONS as of 11/01/2022 | *Accounts* | *Assumptions* | 2022 Budget | 2023 Approved | 2024 Fcast | 2025 Fcast | 2026 Fcast | 2027 Fcast |
|---|---|---|---|---|---|---|---|---|
| **BEGINNING BALANCE** | | | **$ 292,867** | **$ 292,880** | **$ 292,880** | **$ 335,967** | **$ 362,449** | **$ 353,565** |
| 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 | $ 78,096 |
| adjustment 2023 | 1 | $ 8.00 | | $ 156,192 | $ 156,192 | $ 156,192 | $ 156,192 | $ 156,192 |
| adjustment 2024 | 1 | $ 1.00 | | | $ 19,524 | $ 19,524 | $ 19,524 | $ 19,524 |
| adjustment 2025 | 1 | $ 1.00 | | | | $ 19,524 | $ 19,524 | $ 19,524 |
| adjustment 2026 | 1 | $ 1.00 | | | | | $ 19,524 | $ 19,524 |
| adjustment 2027 | 1 | $ 1.00 | | | | | | $ 19,524 |
| Inflation Assumption | | 3.00% | | | | | | |
| Interest & Other Revenues | 2 | | $ 55,777 | $ 77,674 | $ 79,158 | $ 80,232 | $ 82,639 | $ 85,118 |
| Fitness Center Revenues | 3 | | $ 16,000 | $ 36,000 | $ 45,000 | $ 45,000 | $ 45,000 | $ 45,000 |
| Special Events & Community Activities | 4 | | $ 27,000 | $ 27,000 | $ 28,000 | $ 29,000 | $ 29,870 | $ 30,766 |
| Marina & Paddle Club Revenues | 5 | | $ 53,600 | $ 56,790 | $ 69,600 | $ 73,080 | $ 75,272 | $ 77,531 |
| RV Storage Yard Revenues | 6 | | $ 42,516 | $ 48,924 | $ 56,256 | $ 64,836 | $ 66,781 | $ 68,785 |
| Sport Center Revenues | 7 | | $ 83,348 | $ 99,995 | $ 136,620 | $ 152,260 | $ 156,828 | $ 161,533 |
| **TOTAL REVENUES** | | | **$ 2,133,021** | **$ 2,357,355** | **$ 2,445,130** | **$ 2,494,428** | **$ 2,525,934** | **$ 2,557,800** |
| EXPENSES: | | | | | | | | |
| Admin, Acctng, Legal, Fees & Licenses | 8 | | $ (385,929) | $ (497,223) | $ (515,348) | $ (530,808) | $ (546,733) | $ (563,135) |
| Insurance: Liability & Prop & Wrkrs Comp | 9 | | $ (62,378) | $ (74,081) | $ (76,303) | $ (78,593) | $ (80,950) | $ (83,379) |
| Facilities & Utilities & Supplies | 10 | | $ (298,878) | $ (333,324) | $ (309,977) | $ (319,276) | $ (328,855) | $ (338,720) |
| Landscape & Trees | 11 | | $ (231,047) | $ (252,156) | $ (261,426) | $ (271,353) | $ (279,494) | $ (287,878) |
| Security | 12 | | $ (110,088) | $ (128,752) | $ (129,000) | $ (130,000) | $ (133,900) | $ (137,917) |
| Fitness Center | 13 | | $ (17,582) | $ (19,120) | $ (19,694) | $ (20,284) | $ (20,893) | $ (21,520) |
| Special Events & Community Activities | 14 | | $ (47,500) | $ (42,000) | $ (42,000) | $ (42,000) | $ (42,000) | $ (42,000) |
| Fed/State/Pers.Prop.Taxes | 15 | | $ (11,500) | $ (13,000) | $ (13,000) | $ (13,000) | $ (13,000) | $ (13,000) |
| Committees Budgets | 16 | | $ (34,700) | $ (33,270) | $ (36,140) | $ (38,260) | $ (39,408) | $ (40,590) |
| Marina & Paddle Club | 17 | | $ (32,091) | $ (33,554) | $ (29,406) | $ (30,283) | $ (31,191) | $ (32,127) |
| RV Storage Yard | 18 | | $ (16,387) | $ (17,635) | $ (18,392) | $ (19,157) | $ (19,732) | $ (20,324) |
| Sports Center | 19 | | $ (79,207) | $ (79,424) | $ (100,541) | $ (105,415) | $ (108,577) | $ (111,835) |
| Transfers to Reserves | | | $ (141,905) | $ (170,000) | $ (187,000) | $ (205,700) | $ (226,270) | $ (248,897) |
| Transfers to Capital Improvements | | | $ (663,816) | $ (663,816) | $ (663,816) | $ (663,816) | $ (663,816) | $ (663,816) |
| **TOTAL EXPENSES** | | | **$(2,133,008)** | **$(2,357,355)** | **$(2,402,043)** | **$(2,467,946)** | **$(2,534,819)** | **$(2,605,138)** |
| NET | | | $ 13 | $ - | $ 43,087 | $ 26,482 | $ (8,884) | $ (47,338) |
| **ENDING BALANCE** | | | **$ 292,880** | **$ 292,880** | **$ 335,967** | **$ 362,449** | **$ 353,565** | **$ 306,228** |

| CCC OPERATIONS as of 11/01/2022 | *Accounts* | *Assumptions* | 2022 Budget | 2023 Approved | 2024 Fcast | 2025 Fcast | 2026 Fcast | 2027 Fcast |
|---|---|---|---|---|---|---|---|---|
| Assessments for Operations Funding | | | $ 53.73 | $ 60.29 | $ 60.42 | $ 60.46 | $ 60.41 | $ 60.25 |
| Assessments for Reserves Funding | | | $ 7.27 | $ 8.71 | $ 9.58 | $ 10.54 | $ 11.59 | $ 12.75 |
| Assessments for Capital Funding | | | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 |
| Total Assessment | | | $ 95.00 | $ 103.00 | $ 104.00 | $ 105.00 | $ 106.00 | $ 107.00 |
| | | | | | | | | |
| Annual Adj Ops | | | $ 3.13 | $ 6.56 | $ 0.13 | $ 0.04 | $ (0.05) | $ (0.16) |
| Annual Adj Res | | | $ 0.87 | $ 1.44 | $ 0.87 | $ 0.96 | $ 1.05 | $ 1.16 |
| Annual Adj Cap | | | $ - | $ - | $ - | $ - | $ - | $ - |
| Total Adj | | | $ 4.00 | $ 8.00 | $ 1.00 | $ 1.00 | $ 1.00 | $ 1.00 |

| CCC RESERVE STUDY as of 11/01/2022 | Assumptions | 2023 Approved | 2024 Fcast | 2025 Fcast | 2026 Fcast | 2027 Fcast |
|---|---|---|---|---|---|---|
| | | | | | | |
| **BEGINNING BALANCE** | | **$ 1,872,259** | **$ 495,347** | **$ 543,056** | **$ 628,381** | **$ 644,927** |
| | | | | | | |
| Assessments Reserve Study page 31-32 | | $ 170,000 | $ 187,000 | $ 205,700 | $ 226,270 | $ 248,897 |
| Interest Earned on Account Balances, 0.25% | 0.25% | $ 1,042 | $ 1,142 | $ 1,333 | $ 1,351 | $ 1,489 |
| **Total Deposits** | | **$ 171,042** | **$ 188,142** | **$ 207,033** | **$ 227,621** | **$ 250,386** |
| | | | | | | |
| 2023 Expenses/Expenditures; details page 47 | | $ (1,547,954) | | | | |
| 2024 Expenses/Expenditures; details pages 47-48 | | | $ (140,433) | | | |
| 2025 Expenses/Expenditures; details page 48 | | | | $ (121,708) | | |
| 2026 Expenses/Expenditures; details pages 48-49 | | | | | $ (211,075) | |
| 2027 Expenses/Expenditures; details page 49 | | | | | | $ (184,850) |
| **Total Expenditures/Expenese** | | **$ (1,547,954)** | **$ (140,433)** | **$ (121,708)** | **$ (211,075)** | **$ (184,850)** |
| | | | | | | |
| **ENDING BALANCE; page 32** | | **$ 495,347** | **$ 543,056** | **$ 628,381** | **$ 644,927** | **$ 710,463** |
| | | | | | | |
| Reserve Study per dwelling per month; page 31 | | $ 8.71 | $ 9.58 | $ 10.54 | $ 11.59 | $ 12.75 |
| Incremental Increase per month | | **$ 1.44** | **$ 0.87** | **$ 0.96** | **$ 1.05** | **$ 1.16** |
| | | 20% | 10% | 10% | 10% | 10% |

| CAPITAL IMPROVEMENT Forecast 11/01/2022 | *Assumptions* | 2023 Approved | 2024 Fcast | 2025 Fcast | 2026 Fcast | 2027 Fcast |
|---|---|---|---|---|---|---|
| **BEGINNING BALANCE** | | **$ 931,992** | **$ 1,028,408** | **$ 595,712** | **$ 335,922** | **$ 270,937** |
| | | | | | | |
| **DEPOSITS:** | | | | | | |
| Deposits from Assessments ($24) in 2020 | $ 24.00 | $ 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 |
| 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 Assessments Increase 2027 | $ - | | | | | $ - |
| Deposits from Loan #2 = $500,000 | Unapproved | | | $ 500,000 | | |
| Deposits from Loan #3 = $1,000,000 | APPROVED | $ 1,000,000 | | | | |
| Deposits from Loan #4 = $1,000,000 | APPROVED | $ 1,000,000 | | | | |
| Interest on Cap Impr Balance | 2.00% | $ 18,640 | $ 20,568 | $ 11,914 | $ 6,718 | $ 5,419 |
| **Total Deposits** | | **$ 2,682,456** | **$ 684,384** | **$ 1,175,730** | **$ 670,534** | **$ 669,235** |
| | | | | | | |
| **EXPENDITURES & PAYMENTS:** | | | | | | |
| Security Systems Integrated Solution | APPROVED | $ (65,000) | $ (25,000) | | | |
| Event Center & Restaurant | Undefined | | | $ (700,000) | | |
| Edith Green Park amenities | In Progress | $ (600,000) | $ (500,000) | | | |
| New Sports Center Building & Courts | In Progress | $ (1,500,000) | | | | |
| Backup Generator (Act Ctr) | In Progress | $ (53,000) | | | | |
| Potable Water Solution (pump/hose/filter/tank) | Undefined | $ (15,000) | | | | |
| | | | | | | |
| Projected Capital Needs (contingency) | Undefined | | | $ (100,000) | $ (100,000) | $ (100,000) |
| Loan #1 payments $6,700,000 ($38,000/month) | | $ (285,000) | $ (456,000) | $ (456,000) | $ (456,000) | $ (456,000) |
| Loan #2 payments $500,000 ($3,620/month) | | $ - | $ - | $ (43,440) | $ (43,440) | $ (43,440) |
| Loan #3 payments $1,000,000 ($5,670/month) | | $ (34,020) | $ (68,040) | $ (68,040) | $ (68,040) | $ (68,040) |
| Loan #4 payments $1,000,000 ($5,670/month) | | $ (34,020) | $ (68,040) | $ (68,040) | $ (68,040) | $ (68,040) |
| **Total Expenditures & Payments** | | **$ (2,586,040)** | **$ (1,117,080)** | **$ (1,435,520)** | **$ (735,520)** | **$ (735,520)** |
| | | | | | | |
| **ENDING BALANCE** | | **$ 1,028,408** | **$ 595,712** | **$ 335,922** | **$ 270,937** | **$ 204,651** |
| | | | | | | |
| Assessments to Residents | | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 | $ 34.00 |