11/7/2023 CCC Total: Ops + Res + Cap	*Assumptions*	2023 Approved	2024 Budget Approved	2025 Fcast	2026 Fcast	2027 Fcast	2028 Fcast
As of 08/29/2023							
BEGINNING BALANCE		**$ 3,235,264**	**$ 1,686,491**	**$ 1,517,342**	**$ 1,455,077**	**$ 1,557,016**	**$ 1,727,582**
DEPOSITS							
Operations Assessments & other		$ 2,357,355	$ 2,666,550	$ 2,803,020	$ 2,899,097	$ 3,014,768	$ 3,111,546
Reserves Assessments & other		$ 488,723	$ 197,335	$ 211,918	$ 232,431	$ 255,820	$ 281,931
Capital Improvements & other		$ 2,701,708	$ 714,585	$ 703,298	$ 706,207	$ 707,032	$ 707,890
Total Deposits		**$ 5,547,785**	**$ 3,578,470**	**$ 3,718,236**	**$ 3,837,735**	**$ 3,977,620**	**$ 4,101,368**
EXPENDITURES/EXPENSES							
Operations Expenses		$ (2,387,355)	$ (2,666,550)	$ (2,738,500)	$ (2,824,381)	$ (2,914,605)	$ (3,009,458)
Reserves: Replace & Maint		$ (1,865,635)	$ (84,294)	$ (411,425)	$ (225,838)	$ (206,873)	$ (208,800)
Capital Projects & Loan pmts		$ (2,843,568)	$ (996,776)	$ (630,576)	$ (685,576)	$ (685,576)	$ (685,576)
Total Expenditures/Expenses		**$ (7,096,558)**	**$ (3,747,620)**	**$ (3,780,501)**	**$ (3,735,795)**	**$ (3,807,054)**	**$ (3,903,834)**
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ENDING BALANCE		**$ 1,686,491**	**$ 1,517,342**	**$ 1,455,077**	**$ 1,557,016**	**$ 1,727,582**	**$ 1,925,116**
Operations		$ 385,708	$ 385,708	$ 450,228	$ 524,944	$ 625,107	$ 727,195
Reserves		$ 495,347	$ 608,388	$ 408,881	$ 415,474	$ 464,421	$ 537,552
Capital Improvements		$ 805,437	$ 523,246	$ 595,968	$ 616,599	$ 638,055	$ 660,369

11/07/2023, CCC OPERATIONS	Accounts	Assumptions	2024 Budget Approved	2025 Fcast	2026 Fcast	2027 Fcast	2028 Fcast
BEGINNING BALANCE			**$ 385,708**	**$ 385,708**	**$ 450,228**	**$ 524,944**	**$ 625,107**
REVENUES:							
Deposits from Assessments	1	$ 77.00	$ 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
adjustment 2022	1	$ 4.00	$ 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	$ 7.00	$ 136,668	$ 136,668	$ 136,668	$ 136,668	$ 136,668
adjustment 2025	1	$ 5.00		$ 97,620	$ 97,620	$ 97,620	$ 97,620
adjustment 2026	1	$ 4.00			$ 78,096	$ 78,096	$ 78,096
adjustment 2027	1	$ 5.00				$ 97,620	$ 97,620
adjustment 2028	1	$ 4.00					$ 78,096
Inflation Assumption (next 5 years)		3.50%					
Interest & Other Revenues	2		$ 157,990	$ 163,520	$ 169,243	$ 175,166	$ 181,297
Fitness Center Revenues	3		$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 60,000
Special Events & Community Activities	4		$ 25,000	$ 29,000	$ 30,015	$ 31,066	$ 32,153
Marina & Paddle Club Revenues	5		$ 90,175	$ 94,988	$ 96,000	$ 99,360	$ 102,838
RV Storage Yard Revenues	6		$ 61,332	$ 68,772	$ 69,000	$ 71,415	$ 73,915
Sport Center Revenues	7		$ 124,413	$ 141,480	$ 151,483	$ 156,785	$ 162,272
TOTAL REVENUES			**$ 2,666,550**	**$ 2,803,020**	**$ 2,899,097**	**$ 3,014,768**	**$ 3,111,546**
EXPENSES:							
Admin, Acctng, Legal, Fees & Licenses	8		$ (647,163)	$ (669,814)	$ (693,257)	$ (717,521)	$ (742,634)
Insurance: Liability & Prop & Wrkrs Comp	9		$ (81,048)	$ (83,885)	$ (86,821)	$ (89,859)	$ (93,004)
Facilities & Utilities & Supplies	10		$ (407,382)	$ (421,640)	$ (436,398)	$ (451,672)	$ (467,480)
Landscape & Trees	11		$ (273,588)	$ (283,164)	$ (293,074)	$ (303,332)	$ (313,949)
Security	12		$ (145,520)	$ (150,613)	$ (155,885)	$ (161,341)	$ (166,988)
Fitness Center	13		$ (21,064)	$ (21,801)	$ (22,564)	$ (23,354)	$ (24,171)
Special Events & Community Activities	14		$ (40,000)	$ (42,000)	$ (43,470)	$ (44,991)	$ (46,566)
Fed/State/Pers.Prop.Taxes	15		$ (4,900)	$ (42,000)	$ (42,000)	$ (42,000)	$ (42,000)
Committees Budgets	16		$ (43,916)	$ (38,260)	$ (39,599)	$ (40,985)	$ (42,420)
Marina & Paddle Club	17		$ (29,835)	$ (30,283)	$ (31,343)	$ (32,440)	$ (33,575)
RV Storage Yard	18		$ (19,230)	$ (19,157)	$ (19,827)	$ (20,521)	$ (21,240)
Sports Center	19		$ (141,136)	$ (105,415)	$ (109,105)	$ (112,923)	$ (116,875)
Transfers to Reserves			$ (187,000)	$ (205,700)	$ (226,270)	$ (248,897)	$ (273,787)
Transfers to Capital Improvements			$ (624,768)	$ (624,768)	$ (624,768)	$ (624,768)	$ (624,768)
TOTAL EXPENSES			**$ (2,666,550)**	**$ (2,738,500)**	**$ (2,824,381)**	**$ (2,914,605)**	**$ (3,009,458)**
NET			$ -	$ 64,520	$ 74,716	$ 100,163	$ 102,089
ENDING BALANCE			**$ 385,708**	**$ 450,228**	**$ 524,944**	**$ 625,107**	**$ 727,195**

11/7/2023 CAPITAL IMPROVEMENT Forecast	*Assumptions*	2023 Budget Approved	2024 Budget Approved	2025 Budget Approved	2026 Fcast	2027 Fcast	2028 Fcast
BEGINNING BALANCE		**$ 947,297**	**$ 805,437**	**$ 523,246**	**$ 595,968**	**$ 616,599**	**$ 638,055**
DEPOSITS:							
Deposits from Assessments 2020	$ 24.00	$ 468,576	$ 468,576	$ 468,576	$ 468,576	$ 468,576	$ 468,576
Deposits from Assessments 2021	$ 10.00	$ 195,240	$ 195,240	$ 195,240	$ 195,240	$ 195,240	$ 195,240
Deposits from Assessments 2022	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Deposits from Assessments 2023		$ -	$ -	$ -	$ -	$ -	$ -
Deposits from Assessments 2024	$ (2.00)		$ (39,048)	$ (39,048)	$ (39,048)	$ (39,048)	$ (39,048)
Deposits from Assessments 2025				$ -	$ -	$ -	$ -
Deposits from Assessments 2026				$ -	$ -	$ -	$ -
Deposits from Assessments 2027					$ -	$ -	$ -
Deposits from Assessments 2028	$ -						$ -
Deposits from CGC - Loan Payments		$ -	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600
Deposits from Loan #2 = $500,000	Unapproved						
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	4.000%	$ 37,892	$ 32,217	$ 20,930	$ 23,839	$ 24,664	$ 25,522
Total Deposits		**$ 2,701,708**	**$ 714,585**	**$ 703,298**	**$ 706,207**	**$ 707,032**	**$ 707,890**
EXPENDITURES & PAYMENTS:							
Security Systems Integrated Solution	APPROVED	$ (144,000)					
Edith Green Park amenities	APPROVED	$ (200,000)	$ (45,000)	$ (45,000)			
New Sports Center Building & Courts	APPROVED	$ (1,300,000)					
Loan (8 yr term) to CGC (clubhouse project)	APPROVED	$ (403,410)					
Transfer to Reserve Fund	APPROVED	$ (300,000)					
Transfer to Operating Fund - Safety Program	APPROVED	$ (52,000)					
Patrol Radio System	Proposed		$ (1,200)				
Potable Water Solution (pump/hose/filter/tank	Undefined		$ (15,000)				
Village Center Parking Lot Expansion	Undefined	$ (50,000)	$ (350,000)				
Event Center & Restaurant	Tabled						
Pay Down Loan (Equity Payments)	Tentative				$ (100,000)	$ (100,000)	$ (100,000)
Signage for Buildings		$ (30,000)					
Improvements to Lounge and Card Room	Proposed	$ (15,000)					
Loan #1 payments $6,700,000 ($37,580/month)		$ (281,850)	$ (450,960)	$ (450,960)	$ (450,960)	$ (450,960)	$ (450,960)
Loan #2 payments $500,000 ($2,804/month)		$ -	$ -	$ -	$ -	$ -	$ -
Loan #3 payments $1,000,000 ($5,609/month)		$ (33,654)	$ (67,308)	$ (67,308)	$ (67,308)	$ (67,308)	$ (67,308)
Loan #4 payments $1,000,000 ($5,609/month)		$ (33,654)	$ (67,308)	$ (67,308)	$ (67,308)	$ (67,308)	$ (67,308)
Total Expenditures & Payments		**$ (2,843,568)**	**$ (996,776)**	**$ (630,576)**	**$ (685,576)**	**$ (685,576)**	**$ (685,576)**
ENDING BALANCE		**$ 805,437**	**$ 523,246**	**$ 595,968**	**$ 616,599**	**$ 638,055**	**$ 660,369**

11/7/2023 CCC RESERVE FUND Forecast	Assumptions	2024 Approved	2025 Fcast	2026 Fcast	2027 Fcast	2028 Fcast
BEGINNING BALANCE		**$ 495,347**	**$ 608,388**	**$ 408,881**	**$ 415,474**	**$ 464,421**
Assessments Reserve Study pages 31-32		$ 187,000	$ 205,700	$ 226,270	$ 248,897	$ 273,787
Transfer from Capital Reserve Fund						
Interest Earned on Account Balances	2.00%	$ 10,335	$ 6,218	$ 6,161	$ 6,923	$ 8,144
Total Deposits		**$ 197,335**	**$ 211,918**	**$ 232,431**	**$ 255,820**	**$ 281,931**
2023 Expenses/Expenditures; Forecast						
2024 Expenses/Expenditures; details pages 47		$ (84,294)				
2025 Expenses/Expenditures; details page 47			$ (411,425)			
2026 Expenses/Expenditures; details pages 48				$ (225,838)		
2027 Expenses/Expenditures; details page 48					$ (206,873)	
2028 Expenses/Expenditures; details page 49						$ (208,800)
Total Expenditures/Expenese		**$ (84,294)**	**$ (411,425)**	**$ (225,838)**	**$ (206,873)**	**$ (208,800)**
ENDING BALANCE; page 32		**$ 608,388**	**$ 408,881**	**$ 415,474**	**$ 464,421**	**$ 537,552**