

Operations and Maintenance Expense Analysis

Expenses (projected with 3% inflation rate from 2024 and beyond)														
Accounting	Audit	County Treasurers Fee (1.5%)	SDA Dues	District Management	Insurance	Legal	Miscellaneous	Website	Election	Stormwater	Utilities - Paid to HOA	Landscape Maintenance	Contingency	Total Expenses
8,165.00	-	-	267.00	-	2,235.00	10,820.00	4.00	-	1,531.00	-	-	-	-	23,022.00
8,000.00	-	-	355.00	-	3,108.00	13,642.00	-	-	-	-	-	-	-	25,105.00
28,436.00	3,000.00	29.00	300.00	-	2,510.00	17,417.00	-	-	1,077.00	-	-	-	-	52,769.00
30,219.00	3,250.00	74.00	305.00	-	2,519.00	11,541.00	-	-	-	-	-	-	-	47,908.00
-	6,354.50	159.54	310.31	32,752.06	5,090.00	22,094.42	58.00	-	1,829.11	238.93	28.79	-	-	68,915.66
-	9,325.00	186.00	400.00	24,000.00	3,000.00	5,000.00	-	150.00	2,500.00	2,000.00	17,800.00	8,200.00	3,132.50	75,693.50
-	9,604.75	191.58	412.00	24,720.00	3,090.00	5,150.00	-	154.50	2,575.00	2,000.00	6,180.00	8,446.00	2,615.78	65,139.61
-	9,892.89	197.33	424.36	25,461.60	3,182.70	5,304.50	-	159.14	2,652.25	2,000.00	6,365.40	8,699.38	2,691.25	67,030.79
-	10,189.68	203.25	437.09	26,225.45	3,278.18	5,463.64	-	163.91	2,731.82	2,000.00	6,556.36	8,960.36	2,768.99	68,978.72
-	10,495.37	209.34	450.20	27,012.21	3,376.53	5,627.54	-	168.83	2,813.77	2,000.00	6,753.05	9,229.17	2,849.06	70,985.08
-	10,810.23	215.62	463.71	27,822.58	3,477.82	5,796.37	-	173.89	2,898.19	2,000.00	6,955.64	9,506.05	2,931.53	73,051.63
-	11,134.54	222.09	477.62	28,657.26	3,582.16	5,970.26	-	179.11	2,985.13	2,000.00	7,164.31	9,791.23	3,016.47	75,180.18
-	11,468.57	228.76	491.95	29,516.97	3,689.62	6,149.37	-	184.48	3,074.68	2,000.00	7,379.24	10,084.97	3,103.97	77,372.59

Former expense for Management, no longer used under WSDM.	Actual contract expense for 2022 with a 3% inflation each year thereafter.	Actual expense for 2022 with a 3% inflation each year thereafter.	Actual expense for 2022 with a 3% inflation each year thereafter.	New expense for Management, as WSDM provides services above and beyond accounting.	Actual contract expense for 2022 with a 3% inflation each year thereafter.	Budgeted figure for 2023 with a 3% inflation each year thereafter.	Neither budgeted nor projected, but included to ensure all expenses are accounted for.	New expense for website & website maintenance to comply with changes is Statute.	Reduced expenses from 2023 budgeted figure of \$10,000 with a 3% inflation each year thereafter.	Inflation not applied as cost per acre will remain steady year-to-year.	One-time payment of \$11,800 unbudgeted reimbursement to be paid to the HOA in 2023, \$6,000 baseline budget and 3% inflations each year thereafter.	Actual contract expense for 2023 with a 3% inflation each year thereafter.	New expense not previously budgeted for unanticipated expenses going forward.	Total expenses from all categories.
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Operations and Maintenance Income Analysis

Development				Revenue				
Tax Collection Year	Homes at End of Year	Assessed Valuation	O&M Mill Levy	Total Revenue	Total Expenses	Total Shortfall in Revenue	Developer Advance Revenue	Running Total Developer Contributions
2018 (actual)	0	\$ 534,190.00	5.566	\$ -	\$ 23,022.00	\$ 23,022.00	\$ 19,323.00	\$ 19,323.00
2019 (actual)	0	\$ 417,340.00	5.566	\$ -	\$ 25,105.00	\$ 25,105.00	\$ 20,528.00	\$ 39,851.00
2020 (actual)	0	\$ 329,650.00	5.566	\$ 2,123.00	\$ 52,769.00	\$ 50,646.00	\$ 56,940.00	\$ 96,791.00
2021 (actual)	0	\$ 884,080.00	5.566	\$ 5,513.00	\$ 47,908.00	\$ 42,395.00	\$ 32,045.00	\$ 128,836.00
2022 (actual)	64	\$ 1,894,040.00	5.566	\$ 12,185.98	\$ 68,915.66	\$ 56,729.68	\$ 69,532.92	\$ 198,368.92
2,023.00	74	\$ 2,165,260.00	5.721	\$ 13,006.70	\$ 75,103.50	\$ 62,096.80	\$ 65,000.00	\$ 263,368.92
2,024.00	98	\$ 2,982,206.75	11.442	\$ 33,439.96	\$ 65,139.61	\$ 31,699.64	\$ -	\$ 263,368.92
2,025.00	110	\$ 3,347,374.92	11.442	\$ 37,534.65	\$ 67,030.79	\$ 29,496.14	\$ -	\$ 263,368.92
2,026.00	110	\$ 3,481,269.92	11.442	\$ 39,036.04	\$ 68,978.72	\$ 29,942.68	\$ -	\$ 263,368.92
2,027.00	110	\$ 3,481,269.92	11.442	\$ 39,036.04	\$ 70,985.08	\$ 31,949.04	\$ -	\$ 263,368.92
2,028.00	110	\$ 3,620,520.71	11.442	\$ 40,597.48	\$ 73,051.63	\$ 32,454.15	\$ -	\$ 263,368.92
2,029.00	110	\$ 3,620,520.71	11.442	\$ 40,597.48	\$ 75,180.18	\$ 34,582.70	\$ -	\$ 263,368.92
2,030.00	110	\$ 3,765,341.54	11.442	\$ 42,221.38	\$ 77,372.59	\$ 35,151.21	\$ -	\$ 263,368.92

Actual figures included up to now, projected future figures are subject to change.

Assumes Filing 4 completion in 2024 & Filing 5 completion in 2025.

Assumes a 4% increase in property values with each biannual County evaluation.

Assumes Homeowner Control of the Board in 2023 allowing an increase from 5-10 mills.

Assumes 98% property tax collection rate on average.

Assumes staying within budget with a 3% inflation factor year over year.

Total Expenses less total Revenue.

Contributions made by the Developer each year since inception.

Running total contributions made by the Developer.

Anticipated Home Count		
Filing 1	50	Paired Homes
Filing 3	24	duplex & triplex
Filing 4	24	duplex & triplex
Filing 5	12	triplex
Total Homes	110	

Calculations assume homeowner control of the Board in 2023

Calculations assume Filing 4 is completed in 2024

Calculations assume Filing 5 is completed in 2025

Operations and Maintenance Fee Analysis

Fees					Fees Per Home		
Total Landscape / Water Fee Expenses	Applicable Percent	Management Percent Qualifying Fee Expenses	Legal Percent Qualifying Fee Expenses	Total Qualifying Fee Expenses	O&M Fees	Annual Fee Per Home	Monthly Fee Per Home
\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 267.72	1.903%	\$ 623.23	\$ 420.43	\$ 1,311.38	\$ -	\$ -	\$ -
\$ 28,000.00	59.966%	\$ 14,391.72	\$ 2,998.28	\$ 57,190.00	\$ 57,190.00	\$ 772.84	\$ 64.40
\$ 16,626.00	47.140%	\$ 11,652.94	\$ 2,427.70	\$ 30,706.64	\$ 30,706.64	\$ 313.33	\$ 26.11
\$ 17,064.78	47.056%	\$ 11,981.26	\$ 2,496.10	\$ 31,542.13	\$ 31,542.13	\$ 286.75	\$ 23.90
\$ 17,516.72	46.975%	\$ 12,319.35	\$ 2,566.53	\$ 32,402.60	\$ 32,402.60	\$ 294.57	\$ 24.55
\$ 17,982.23	46.895%	\$ 12,667.51	\$ 2,639.06	\$ 33,288.80	\$ 33,288.80	\$ 302.63	\$ 25.22
\$ 18,461.69	46.818%	\$ 13,026.04	\$ 2,713.76	\$ 34,201.49	\$ 34,201.49	\$ 310.92	\$ 25.91
\$ 18,955.54	46.743%	\$ 13,395.27	\$ 2,790.68	\$ 35,141.49	\$ 35,141.49	\$ 319.47	\$ 26.62
\$ 19,464.21	46.670%	\$ 13,775.50	\$ 2,869.90	\$ 36,109.61	\$ 36,109.61	\$ 328.27	\$ 27.36

Total expenses directly applicable to Maintenance Services provided. Total expenses for Maintenance Services as a percentage of the total expenses, Applicable Percent. Applies the Applicable Percent to the annual Management expenses. Applies the Applicable Percent to the annual Legal expenses. Direct expenses for Maintenance Services + Applicable Percent of Management Fees + Applicable Percent of Legal Fees. Culminating fees for 2022 & 2023 since fees were not in place previously. O&M Fees divided by the total number of occupied homes each year. Annual Fee Per Home divided into 12 monthly payments.