

HARRODS CREEK OVERLOOK CONDOMINIUMS

TEN-YEAR CAPITAL PLAN - PROJECTION - FINAL

(Amounts are in dollars)

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>Total</u>	<u>Special Assess Per Unit</u>
Projected cash balance @ beginning of year	111,075	89,893	74,893	88,893	108,893	128,893	148,893	168,893	188,893	208,893	111,075	
Operating budget contribution	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000	
Net operating revenue/(deficit) ¹	(17,532)	-	-	-	-	-	-	-	-	-	(17,532)	
Special assessment ²	-	-	84,000	-	-	-	-	-	-	-	84,000	3,500
	113,543	109,893	178,893	108,893	128,893	148,893	168,893	188,893	208,893	228,893	377,543	
Forecasted Capital Expenditures:												
HOA's remaining share of bank stabilization project	(23,650)										(23,650)	
Power-wash & repairs on exterior			(15,000)							(15,000)	(30,000)	
Painting exterior			(75,000)							(75,000)	(150,000)	
Parking lot sealing/repaving		(35,000)									(35,000)	
	(23,650)	(35,000)	(90,000)	-	-	-	-	-	-	(90,000)	(238,650)	
Projected cash balance @ end of year	89,893	74,893	88,893	108,893	128,893	148,893	168,893	188,893	208,893	138,893	138,893	

¹ Capital Plan normally assumes the operating revenues will equal operating expenses, plus provide a contribution to the Capital (Cash) Reserve of \$20,000/year. Therefore an occasional increase in the monthly maintenance fee will be required. However, no increase is budgeted for 2025 since the HOA can meet its immediate cash needs without an increase.

² A \$3,500 special assessment/unit is anticipated in 2027 to cover significant, long-term capital expenditures.