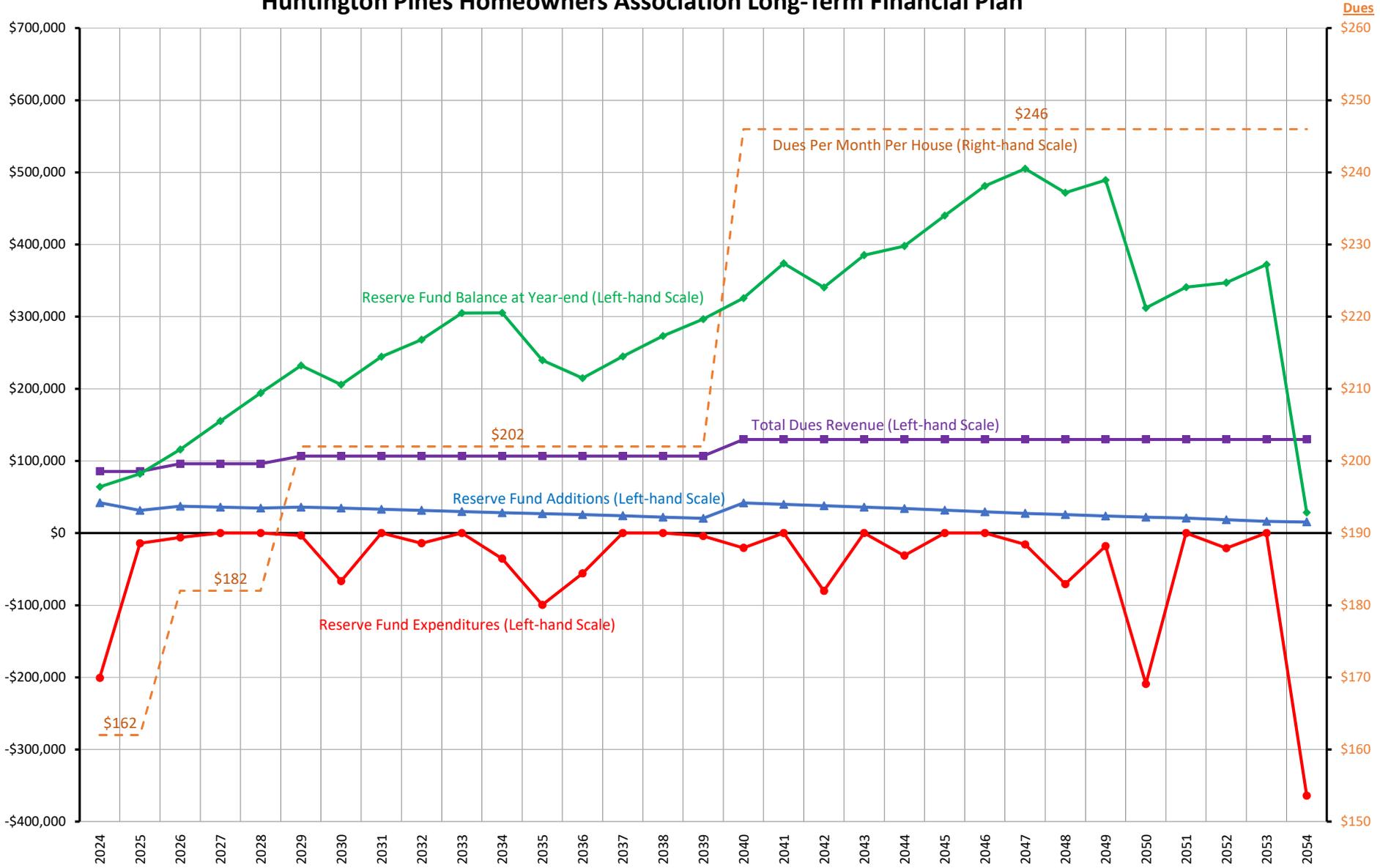


Huntington Pines Homeowners Association Long-Term Financial Plan



Huntington Pines HOA Reserve Fund Long-Term Financial Plan

Reserve Projects	Year of Latest Work	Cost of Latest Work	Year of Next Work	Est Life Years	2024 Cost	2025 Cost	2026 Cost	2027 Cost	2028 Cost	2029 Cost	2030 Cost	2031 Cost
Capital Cost Inflation 2.0%												
Street Crack Fill			2029	5	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446
Street Repairs	2024	10,281	2034	10	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487
Street Slurry Seal			2030	6	44,100	44,982	45,882	46,799	47,735	48,690	49,664	50,657
Street Mill & Overlay	2024	182,710	2054	30	183,000	186,660	190,393	194,201	198,085	202,047	206,088	210,209
Paint North Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743
Paint West Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743
Paint South Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743
Paint Metal Fence	2019	6,760	2034	15	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189
Concrete Repairs	2024	7,740	2034	10	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189
Replace Mailbox Posts	2022	10,300	2047	25	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487
Fence Repairs	2022	12,880	2022	10	12,000	12,240	12,485	12,734	12,989	13,249	13,514	13,784
Replace North Wood Fence	2019	27,045	2050	30	30,000	30,600	31,212	31,836	32,473	33,122	33,785	34,461
Replace West Wood Fence			2035	30	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947
Replace South Wood Fence			2035	30	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947
Replace Metal Fence	2019	71,462	2050	30	80,000	81,600	83,232	84,897	86,595	88,326	90,093	91,895
					2024	2025	2026	2027	2028	2029	2030	2031
Reserve Expenditures												
Banking					20	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Crack Fill					-0-	-0-	-0-	-0-	-0-	3,312	-0-	-0-
Repair Asphalt					10,281	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Slurry Seal					-0-	-0-	-0-	-0-	-0-	-0-	49,664	-0-
Street Mill & Overlay					182,710	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint North Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-
Paint West Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-
Paint South Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-
Paint Metal Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Concrete Repairs					7,740	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Mailbox Posts					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fence Repairs					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace North Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace West Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace South Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Metal Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Gate Keypad					-0-	5,500	-0-	-0-	-0-	-0-	-0-	-0-
Paint Metal Gate/Fence					-0-	2,450	-0-	-0-	-0-	-0-	-0-	-0-
Landscape/Trees					-0-	6,350	6,000	-0-	-0-	-0-	-0-	-0-
					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Annual Expenditure					200,751	14,300	6,000	-0-	-0-	3,312	66,556	-0-

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

Reserve Projects	2032 Cost	2033 Cost	2034 Cost	2035 Cost	2036 Cost	2037 Cost	2038 Cost	2039 Cost	2040 Cost	2041 Cost	2042 Cost	2043 Cost
Capital Cost Inflation 2.0%												
Street Crack Fill	3,515	3,585	3,657	3,730	3,805	3,881	3,958	4,038	4,118	4,201	4,285	4,370
Street Repairs	11,717	11,951	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
Street Slurry Seal	51,670	52,704	53,758	54,833	55,929	57,048	58,189	59,353	60,540	61,751	62,986	64,245
Street Mill & Overlay	214,414	218,702	223,076	227,537	232,088	236,730	241,465	246,294	251,220	256,244	261,369	266,596
Paint North Wood Fence	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Paint West Wood Fence	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Paint South Wood Fence	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Paint Metal Fence	9,373	9,561	9,752	9,947	10,146	10,349	10,556	10,767	10,982	11,202	11,426	11,654
Concrete Repairs	9,373	9,561	9,752	9,947	10,146	10,349	10,556	10,767	10,982	11,202	11,426	11,654
Replace Mailbox Posts	11,717	11,951	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
Fence Repairs	14,060	14,341	14,628	14,920	15,219	15,523	15,834	16,150	16,473	16,803	17,139	17,482
Replace North Wood Fence	35,150	35,853	36,570	37,301	38,047	38,808	39,584	40,376	41,184	42,007	42,847	43,704
Replace West Wood Fence	46,866	47,804	48,760	49,735	50,730	51,744	52,779	53,835	54,911	56,010	57,130	58,272
Replace South Wood Fence	46,866	47,804	48,760	49,735	50,730	51,744	52,779	53,835	54,911	56,010	57,130	58,272
Replace Metal Fence	93,733	95,607	97,520	99,470	101,459	103,489	105,558	107,669	109,823	112,019	114,260	116,545
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Reserve Expenditures												
Banking	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Crack Fill	-0-	-0-	3,657	-0-	-0-	-0-	-0-	4,038	-0-	-0-	-0-	-0-
Repair Asphalt	-0-	-0-	12,190	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Slurry Seal	-0-	-0-	-0-	-0-	55,929	-0-	-0-	-0-	-0-	-0-	62,986	-0-
Street Mill & Overlay	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint North Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-
Paint West Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-
Paint South Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-
Paint Metal Fence	-0-	-0-	9,752	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Concrete Repairs	-0-	-0-	9,752	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Mailbox Posts	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fence Repairs	14,060	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	17,139	-0-
Replace North Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace West Wood Fence	-0-	-0-	-0-	49,735	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace South Wood Fence	-0-	-0-	-0-	49,735	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Metal Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Gate Keypad	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint Metal Gate/Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Landscape/Trees	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Annual Expenditure	14,060	-0-	35,351	99,470	55,929	-0-	-0-	4,038	20,592	-0-	80,125	-0-

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

Reserve Projects	2044 Cost	2045 Cost	2046 Cost	2047 Cost	2048 Cost	2049 Cost	2050 Cost	2051 Cost	2052 Cost	2053 Cost	2054 Cost
Capital Cost Inflation 2.0%											
Street Crack Fill	4,458	4,547	4,638	4,731	4,825	4,922	5,020	5,121	5,223	5,328	5,434
Street Repairs	14,859	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758	18,114
Street Slurry Seal	65,530	66,841	68,178	69,541	70,932	72,351	73,798	75,274	76,779	78,315	79,881
Street Mill & Overlay	271,928	277,367	282,914	288,573	294,344	300,231	306,236	312,360	318,607	324,980	331,479
Paint North Wood Fence	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879	9,057
Paint West Wood Fence	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879	9,057
Paint South Wood Fence	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879	9,057
Paint Metal Fence	11,888	12,125	12,368	12,615	12,867	13,125	13,387	13,655	13,928	14,207	14,491
Concrete Repairs	11,888	12,125	12,368	12,615	12,867	13,125	13,387	13,655	13,928	14,207	14,491
Replace Mailbox Posts	14,859	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758	18,114
Fence Repairs	17,831	18,188	18,552	18,923	19,301	19,687	20,081	20,483	20,892	21,310	21,736
Replace North Wood Fence	44,578	45,470	46,379	47,307	48,253	49,218	50,203	51,207	52,231	53,275	54,341
Replace West Wood Fence	59,438	60,627	61,839	63,076	64,337	65,624	66,937	68,275	69,641	71,034	72,454
Replace South Wood Fence	59,438	60,627	61,839	63,076	64,337	65,624	66,937	68,275	69,641	71,034	72,454
Replace Metal Fence	118,876	121,253	123,678	126,152	128,675	131,248	133,873	136,551	139,282	142,068	144,909
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserve Expenditures											
Banking	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Crack Fill	4,458	-0-	-0-	-0-	-0-	4,922	-0-	-0-	-0-	-0-	-0-
Repair Asphalt	14,859	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	18,114
Street Slurry Seal	-0-	-0-	-0-	-0-	70,932	-0-	-0-	-0-	-0-	-0-	-0-
Street Mill & Overlay	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	331,479
Paint North Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	8,367	-0-	-0-	-0-	-0-
Paint West Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	8,367	-0-	-0-	-0-	-0-
Paint South Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	8,367	-0-	-0-	-0-	-0-
Paint Metal Fence	-0-	-0-	-0-	-0-	-0-	13,125	-0-	-0-	-0-	-0-	-0-
Concrete Repairs	11,888	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	14,491
Replace Mailbox Posts	-0-	-0-	-0-	15,769	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fence Repairs	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	20,892	-0-	-0-
Replace North Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	50,203	-0-	-0-	-0-	-0-
Replace West Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace South Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Metal Fence	-0-	-0-	-0-	-0-	-0-	-0-	133,873	-0-	-0-	-0-	-0-
Replace Gate Keypad	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint Metal Gate/Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Landscape/Trees	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Annual Expenditure	31,205	-0-	-0-	15,769	70,932	18,047	209,177	-0-	20,892	-0-	364,084

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

	2024	2025	2026	2027	2028	2029	2030	2031
Monthly Dues Per House								
Dues Increase	-0-	-0-	20	-0-	-0-	20	-0-	-0-
Dues/Month/House	162	162	182	182	182	202	202	202
Total Dues Revenue	85,536	85,536	96,096	96,096	96,096	106,656	106,656	106,656
Operating Expense Inflation 2.0%								
Operating Expenses								
Electricity	(236)	(235)	(250)	(255)	(260)	(265)	(271)	(276)
Water	(11,393)	(14,937)	(15,000)	(15,300)	(15,606)	(15,918)	(16,236)	(16,561)
Phone	(809)	(913)	(950)	(969)	(988)	(1,008)	(1,028)	(1,049)
Snow Removal	(6,218)	(2,418)	(8,000)	(8,160)	(8,323)	(8,490)	(8,659)	(8,833)
Landscape Services	(11,102)	(12,090)	(12,500)	(12,750)	(13,005)	(13,265)	(13,530)	(13,801)
Sprinkler Repair and Maintenance	(5,184)	(10,990)	(8,000)	(8,160)	(8,323)	(8,490)	(8,659)	(8,833)
Gate Repair and Maintenance	(3,020)	(1,029)	(1,000)	(1,020)	(1,040)	(1,061)	(1,082)	(1,104)
Fence Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Lighting Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Wall Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Tree Maintenance	(3,875)	(3,782)	(4,000)	(4,080)	(4,162)	(4,245)	(4,330)	(4,416)
Other Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Banking	(68)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Insurance	(3,689)	(4,075)	(4,300)	(4,386)	(4,474)	(4,563)	(4,654)	(4,748)
Management Services	(2,400)	(2,400)	(2,400)	(2,400)	(2,400)	(10,000)	(10,200)	(10,404)
Other Professional Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(19)	(162)	(20)	(170)	(173)	(177)	(180)	(184)
Social	(645)	(546)	(600)	(612)	(624)	(637)	(649)	(662)
Supplies and Postage	(393)	(429)	(480)	(490)	(499)	(509)	(520)	(530)
Registrations	(66)	(82)	(90)	(92)	(94)	(96)	(97)	(99)
Other Miscellaneous	(51)	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	(1,450)	(378)	(830)	(1,155)	(1,489)	(1,816)	(1,865)	(1,917)
Total Operating Expenses	(50,618)	(54,526)	(58,480)	(60,058)	(61,521)	(70,600)	(72,023)	(73,477)
Annual Operating Plan								
Total Dues Revenue	85,536	85,536	96,096	96,096	96,096	106,656	106,656	106,656
Total Operating Expenses	(50,618)	(54,526)	(58,480)	(60,058)	(61,521)	(70,600)	(72,023)	(73,477)
Transfer to Reserve Fund	(42,000)	(31,200)	(37,200)	(36,038)	(34,575)	(36,056)	(34,633)	(33,179)
Surplus/(Deficit)	(7,082)	(190)	416	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan								
Starting Reserve Balance	218,528	64,111	82,211	115,911	155,297	194,187	232,195	205,677
Reserve Additions	42,000	31,200	37,200	36,038	34,575	36,056	34,633	33,179
Reserve Expenditures	(200,751)	(14,300)	(6,000)	-0-	-0-	(3,312)	(66,556)	-0-
Interest Income	4,334	1,200	2,500	3,348	4,315	5,264	5,406	5,557
Ending Reserve Balance	64,111	82,211	115,911	155,297	194,187	232,195	205,677	244,413

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Monthly Dues Per House												
Dues Increase	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	44	-0-	-0-	-0-
Dues/Month/House	202	202	202	202	202	202	202	202	246	246	246	246
Total Dues Revenue	106,656	106,656	106,656	106,656	106,656	106,656	106,656	106,656	129,888	129,888	129,888	129,888
Operating Expense Inflation 2.0%												
Operating Expenses												
Electricity	(282)	(287)	(293)	(299)	(305)	(311)	(317)	(323)	(330)	(336)	(343)	(350)
Water	(16,892)	(17,230)	(17,575)	(17,926)	(18,285)	(18,651)	(19,024)	(19,404)	(19,792)	(20,188)	(20,592)	(21,004)
Phone	(1,070)	(1,091)	(1,113)	(1,135)	(1,158)	(1,181)	(1,205)	(1,229)	(1,254)	(1,279)	(1,304)	(1,330)
Snow Removal	(9,009)	(9,189)	(9,373)	(9,561)	(9,752)	(9,947)	(10,146)	(10,349)	(10,556)	(10,767)	(10,982)	(11,202)
Landscape Services	(14,077)	(14,359)	(14,646)	(14,939)	(15,237)	(15,542)	(15,853)	(16,170)	(16,493)	(16,823)	(17,160)	(17,503)
Sprinkler Repair and Maintenance	(9,009)	(9,189)	(9,373)	(9,561)	(9,752)	(9,947)	(10,146)	(10,349)	(10,556)	(10,767)	(10,982)	(11,202)
Gate Repair and Maintenance	(1,126)	(1,149)	(1,172)	(1,195)	(1,219)	(1,243)	(1,268)	(1,294)	(1,319)	(1,346)	(1,373)	(1,400)
Fence Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Lighting Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Wall Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Tree Maintenance	(4,505)	(4,595)	(4,687)	(4,780)	(4,876)	(4,973)	(5,073)	(5,174)	(5,278)	(5,383)	(5,491)	(5,601)
Other Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Banking	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Insurance	(4,842)	(4,939)	(5,038)	(5,139)	(5,242)	(5,347)	(5,453)	(5,563)	(5,674)	(5,787)	(5,903)	(6,021)
Management Services	(10,612)	(10,824)	(11,041)	(11,262)	(11,487)	(11,717)	(11,951)	(12,190)	(12,434)	(12,682)	(12,936)	(13,195)
Other Professional Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(188)	(191)	(195)	(199)	(203)	(207)	(211)	(216)	(220)	(224)	(229)	(233)
Social	(676)	(689)	(703)	(717)	(731)	(746)	(761)	(776)	(792)	(808)	(824)	(840)
Supplies and Postage	(541)	(551)	(562)	(574)	(585)	(597)	(609)	(621)	(633)	(646)	(659)	(672)
Registrations	(101)	(103)	(105)	(108)	(110)	(112)	(114)	(116)	(119)	(121)	(124)	(126)
Other Miscellaneous	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	(2,183)	(2,441)	(2,600)	(2,320)	(1,935)	(1,957)	(2,206)	(2,428)	(2,650)	(2,979)	(3,042)	(3,092)
Total Operating Expenses	(75,173)	(76,890)	(78,536)	(79,774)	(80,937)	(82,538)	(84,397)	(86,262)	(88,159)	(90,197)	(92,004)	(93,831)
Annual Operating Plan												
Total Dues Revenue	106,656	106,656	106,656	106,656	106,656	106,656	106,656	106,656	129,888	129,888	129,888	129,888
Total Operating Expenses	(75,173)	(76,890)	(78,536)	(79,774)	(80,937)	(82,538)	(84,397)	(86,262)	(88,159)	(90,197)	(92,004)	(93,831)
Transfer to Reserve Fund	(31,483)	(29,766)	(28,120)	(26,882)	(25,719)	(24,118)	(22,259)	(20,394)	(41,729)	(39,691)	(37,884)	(36,057)
Surplus/(Deficit)	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan												
Starting Reserve Balance	244,413	268,164	305,006	305,310	239,447	214,845	244,636	273,289	296,683	325,501	373,826	340,403
Reserve Additions	31,483	29,766	28,120	26,882	25,719	24,118	22,259	20,394	41,729	39,691	37,884	36,057
Reserve Expenditures	(14,060)	-0-	(35,351)	(99,470)	(55,929)	-0-	-0-	(4,038)	(20,592)	-0-	(80,125)	-0-
Interest Income	6,328	7,076	7,535	6,725	5,609	5,673	6,394	7,037	7,681	8,634	8,818	8,961
Ending Reserve Balance	268,164	305,006	305,310	239,447	214,845	244,636	273,289	296,683	325,501	373,826	340,403	385,421

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Monthly Dues Per House											
Dues Increase	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Dues/Month/House	246	246	246	246	246	246	246	246	246	246	246
Total Dues Revenue	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888
Operating Expense Inflation 2.0%											
Operating Expenses											
Electricity	(357)	(364)	(371)	(379)	(386)	(394)	(402)	(410)	(418)	(427)	(435)
Water	(21,424)	(21,852)	(22,289)	(22,735)	(23,190)	(23,653)	(24,127)	(24,609)	(25,101)	(25,603)	(26,115)
Phone	(1,357)	(1,384)	(1,412)	(1,440)	(1,469)	(1,498)	(1,528)	(1,559)	(1,590)	(1,622)	(1,654)
Snow Removal	(11,426)	(11,654)	(11,888)	(12,125)	(12,368)	(12,615)	(12,867)	(13,125)	(13,387)	(13,655)	(13,928)
Landscape Services	(17,853)	(18,210)	(18,574)	(18,946)	(19,325)	(19,711)	(20,105)	(20,508)	(20,918)	(21,336)	(21,763)
Sprinkler Repair and Maintenance	(11,426)	(11,654)	(11,888)	(12,125)	(12,368)	(12,615)	(12,867)	(13,125)	(13,387)	(13,655)	(13,928)
Gate Repair and Maintenance	(1,428)	(1,457)	(1,486)	(1,516)	(1,546)	(1,577)	(1,608)	(1,641)	(1,673)	(1,707)	(1,741)
Fence Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Street Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Lighting Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Wall Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Tree Maintenance	(5,713)	(5,827)	(5,944)	(6,063)	(6,184)	(6,308)	(6,434)	(6,562)	(6,694)	(6,828)	(6,964)
Other Repair and Maintenance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Banking	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Insurance	(6,141)	(6,264)	(6,390)	(6,517)	(6,648)	(6,781)	(6,916)	(7,055)	(7,196)	(7,340)	(7,486)
Management Services	(13,459)	(13,728)	(14,002)	(14,282)	(14,568)	(14,859)	(15,157)	(15,460)	(15,769)	(16,084)	(16,406)
Other Professional Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(238)	(243)	(248)	(253)	(258)	(263)	(268)	(273)	(279)	(284)	(290)
Social	(857)	(874)	(892)	(909)	(928)	(946)	(965)	(984)	(1,004)	(1,024)	(1,045)
Supplies and Postage	(686)	(699)	(713)	(728)	(742)	(757)	(772)	(787)	(803)	(819)	(836)
Registrations	(129)	(131)	(134)	(136)	(139)	(142)	(145)	(148)	(151)	(154)	(157)
Other Miscellaneous	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	(3,336)	(3,569)	(3,924)	(4,201)	(4,161)	(4,093)	(3,413)	(2,782)	(2,931)	(3,064)	(1,707)
Total Operating Expenses	(95,889)	(97,972)	(100,214)	(102,415)	(104,338)	(106,273)	(107,635)	(109,088)	(111,361)	(113,662)	(114,516)
Annual Operating Plan											
Total Dues Revenue	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888	129,888
Total Operating Expenses	(95,889)	(97,972)	(100,214)	(102,415)	(104,338)	(106,273)	(107,635)	(109,088)	(111,361)	(113,662)	(114,516)
Transfer to Reserve Fund	(33,999)	(31,916)	(29,674)	(27,473)	(25,550)	(23,615)	(22,253)	(20,800)	(18,527)	(16,226)	(15,372)
Surplus/(Deficit)	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan											
Starting Reserve Balance	385,421	397,885	440,147	481,196	505,076	471,753	489,185	312,154	341,018	347,148	372,256
Reserve Additions	33,999	31,916	29,674	27,473	25,550	23,615	22,253	20,800	18,527	16,226	15,372
Reserve Expenditures	(31,205)	-0-	-0-	(15,769)	(70,932)	(18,047)	(209,177)	-0-	(20,892)	-0-	(364,084)
Interest Income	9,670	10,346	11,375	12,176	12,060	11,863	9,893	8,064	8,496	8,882	4,948
Ending Reserve Balance	397,885	440,147	481,196	505,076	471,753	489,185	312,154	341,018	347,148	372,256	28,493