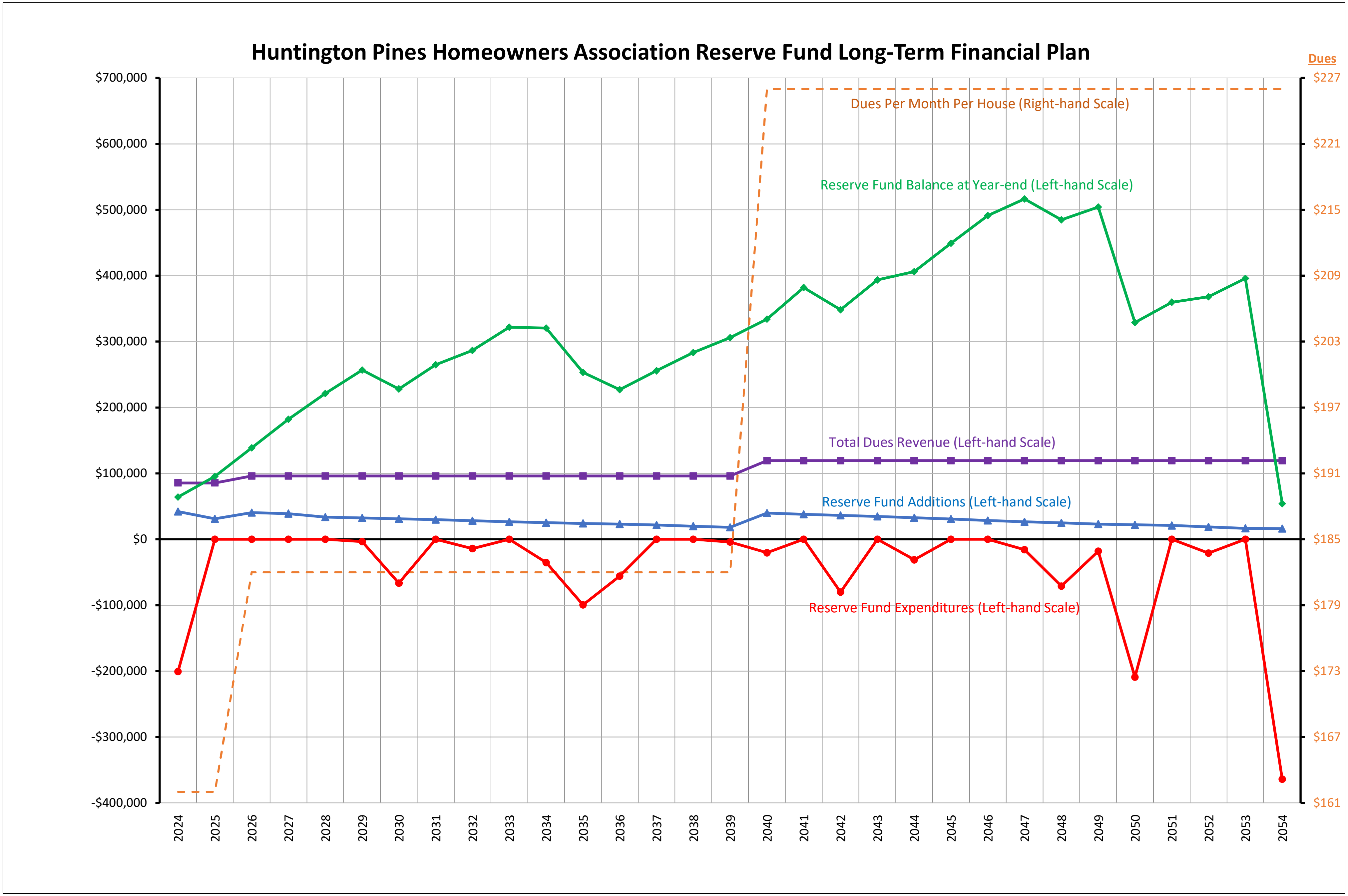

2024 Reserve Analysis 2-2 two raises.xlsx

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	2032 Cost	2033 Cost	2034 Cost
Street Crack Fill			2029	5	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
Street Repairs	2024	10,281	2034	10	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190
Street Slurry Seal			2030	6	44,100	44,982	45,882	46,799	47,735	48,690	49,664	50,657	51,670	52,704	53,758
Street Mill & Overlay	2024	182,710	2054	30	183,000	186,660	190,393	194,201	198,085	202,047	206,088	210,209	214,414	218,702	223,076
Paint North Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
Paint West Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
Paint South Wood Fence			2030	10	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
Paint Metal Fence	2019	6,760	2034	15	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
Concrete Repairs	2024	7,740	2034	10	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
Replace Mailbox Posts	2022	10,300	2047	25	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190
Fence Repairs	2022	12,880	2022	10	12,000	12,240	12,485	12,734	12,989	13,249	13,514	13,784	14,060	14,341	14,628
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	35,150	35,853	36,570
Replace West Wood Fence			2035	30	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866	47,804	48,760
Replace South Wood Fence			2035	30	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866	47,804	48,760
Replace Metal Fence	2019	71,462	2050	30	80,000	81,600	83,232	84,897	86,595	88,326	90,093	91,895	93,733	95,607	97,520
Operating Expense Inflation 2.0%															
Capital Cost Inflation 2.0%															
					2024	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Reserve Expenditures															
Street Crack Fill					-0-	-0-	-0-	-0-	-0-	3,312	-0-	-0-	-0-	-0-	3,657
Repair Asphalt					10,281	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	12,190
Street Slurry Seal					-0-	-0-	-0-	-0-	-0-	-0-	49,664	-0-	-0-	-0-	-0-
Street Mill & Overlay					182,710	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint North Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-	-0-	-0-	-0-
Paint West Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-	-0-	-0-	-0-
Paint South Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	5,631	-0-	-0-	-0-	-0-
Paint Metal Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	9,752
Concrete Repairs					7,740	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	9,752
Replace Mailbox Posts					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fence Repairs					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	14,060	-0-	-0-
Replace North Wood Fence					-0-	-0-	-0-	-0-	-0-	-0-	-0-	-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-	-0-	-0-	-0-	-0-	-0-
Total Annual Expenditure					200,731	-0-	-0-	-0-	-0-	3,312	66,556	-0-	14,060	-0-	35,351

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

Reserve Projects	2035 Cost	2036 Cost	2037 Cost	2038 Cost	2039 Cost	2040 Cost	2041 Cost	2042 Cost	2043 Cost	2044 Cost	2045 Cost	2046 Cost	2047 Cost	2048 Cost	2049 Cost
Street Crack Fill	3,730	3,805	3,881	3,958	4,038	4,118	4,201	4,285	4,370	4,458	4,547	4,638	4,731	4,825	4,922
Street Repairs	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568	14,859	15,157	15,460	15,769	16,084	16,406
Street Slurry Seal	54,833	55,929	57,048	58,189	59,353	60,540	61,751	62,986	64,245	65,530	66,841	68,178	69,541	70,932	72,351
Street Mill & Overlay	227,537	232,088	236,730	241,465	246,294	251,220	256,244	261,369	266,596	271,928	277,367	282,914	288,573	294,344	300,231
Paint North Wood Fence	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430	7,578	7,730	7,884	8,042	8,203
Paint West Wood Fence	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430	7,578	7,730	7,884	8,042	8,203
Paint South Wood Fence	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284	7,430	7,578	7,730	7,884	8,042	8,203
Paint Metal Fence	9,947	10,146	10,349	10,556	10,767	10,982	11,202	11,426	11,654	11,888	12,125	12,368	12,615	12,867	13,125
Concrete Repairs	9,947	10,146	10,349	10,556	10,767	10,982	11,202	11,426	11,654	11,888	12,125	12,368	12,615	12,867	13,125
Replace Mailbox Posts	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568	14,859	15,157	15,460	15,769	16,084	16,406
Fence Repairs	14,920	15,219	15,523	15,834	16,150	16,473	16,803	17,139	17,482	17,831	18,188	18,552	18,923	19,301	19,687
Replace North Wood Fence	37,301	38,047	38,808	39,584	40,376	41,184	42,007	42,847	43,704	44,578	45,470	46,379	47,307	48,253	49,218
Replace West Wood Fence	49,735	50,730	51,744	52,779	53,835	54,911	56,010	57,130	58,272	59,438	60,627	61,839	63,076	64,337	65,624
Replace South Wood Fence	49,735	50,730	51,744	52,779	53,835	54,911	56,010	57,130	58,272	59,438	60,627	61,839	63,076	64,337	65,624
Replace Metal Fence	99,470	101,459	103,489	105,558	107,669	109,823	112,019	114,260	116,545	118,876	121,253	123,678	126,152	128,675	131,248
Operating Expense Inflation 2.0%															
Capital Cost Inflation 2.0%															
	2035	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**
Reserve Expenditures															
Street Crack Fill	-0-	-0-	-0-	-0-	4,038	-0-	-0-	-0-	-0-	4,458	-0-	-0-	-0-	-0-	4,922
Repair Asphalt	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	14,859	-0-	-0-	-0-	-0-	-0-
Street Slurry Seal	-0-	55,929	-0-	-0-	-0-	-0-	-0-	62,986	-0-	-0-	-0-	-0-	-0-	70,932	-0-
Street Mill & Overlay	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint North Wood Fence	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint West Wood Fence	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint South Wood Fence	-0-	-0-	-0-	-0-	-0-	6,864	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Paint Metal Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	13,125
Concrete Repairs	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	11,888	-0-	-0-	-0-	-0-	-0-
Replace Mailbox Posts	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	15,769	-0-	-0-
Fence Repairs	-0-	-0-	-0-	-0-	-0-	-0-	-0-	17,139	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace North Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace West Wood Fence	49,735	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace South Wood Fence	49,735	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Replace Metal Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Annual Expenditure	99,470	55,929	-0-	-0-	4,038	20,592	-0-	80,125	-0-	31,205	-0-	-0-	15,769	70,932	18,047

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

Reserve Projects	2050 Cost	2051 Cost	2052 Cost	2053 Cost	2054 Cost
Street Crack Fill	5,020	5,121	5,223	5,328	5,434
Street Repairs	16,734	17,069	17,410	17,758	18,114
Street Slurry Seal	73,798	75,274	76,779	78,315	79,881
Street Mill & Overlay	306,236	312,360	318,607	324,980	331,479
Paint North Wood Fence	8,367	8,534	8,705	8,879	9,057
Paint West Wood Fence	8,367	8,534	8,705	8,879	9,057
Paint South Wood Fence	8,367	8,534	8,705	8,879	9,057
Paint Metal Fence	13,387	13,655	13,928	14,207	14,491
Concrete Repairs	13,387	13,655	13,928	14,207	14,491
Replace Mailbox Posts	16,734	17,069	17,410	17,758	18,114
Fence Repairs	20,081	20,483	20,892	21,310	21,736
Replace North Wood Fence	50,203	51,207	52,231	53,275	54,341
Replace West Wood Fence	66,937	68,275	69,641	71,034	72,454
Replace South Wood Fence	66,937	68,275	69,641	71,034	72,454
Replace Metal Fence	133,873	136,551	139,282	142,068	144,909
Operating Expense Inflation 2.0%					
Capital Cost Inflation 2.0%					
	2050	**2051**	**2052**	**2053**	**2054**
Reserve Expenditures					
Street Crack Fill	-0-	-0-	-0-	-0-	-0-
Repair Asphalt	-0-	-0-	-0-	-0-	18,114
Street Slurry Seal	-0-	-0-	-0-	-0-	-0-
Street Mill & Overlay	-0-	-0-	-0-	-0-	331,479
Paint North Wood Fence	8,367	-0-	-0-	-0-	-0-
Paint West Wood Fence	8,367	-0-	-0-	-0-	-0-
Paint South Wood Fence	8,367	-0-	-0-	-0-	-0-
Paint Metal Fence	-0-	-0-	-0-	-0-	-0-
Concrete Repairs	-0-	-0-	-0-	-0-	14,491
Replace Mailbox Posts	-0-	-0-	-0-	-0-	-0-
Fence Repairs	-0-	-0-	20,892	-0-	-0-
Replace North Wood Fence	50,203	-0-	-0-	-0-	-0-
Replace West Wood Fence	-0-	-0-	-0-	-0-	-0-
Replace South Wood Fence	-0-	-0-	-0-	-0-	-0-
Replace Metal Fence	133,873	-0-	-0-	-0-	-0-
Total Annual Expenditure	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	2032	2033	2034
Monthly Dues Per House											
Dues Increase	-0-	-0-	20	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Dues/Month/House	162	162	182	182	182	182	182	182	182	182	182
Total Dues Revenue	85,536	85,536	96,096	96,096	96,096	96,096	96,096	96,096	96,096	96,096	96,096
Operating Expenses											
Electricity	(236)	(250)	(255)	(260)	(265)	(271)	(276)	(282)	(287)	(293)	(299)
Water	(11,393)	(12,000)	(12,240)	(12,485)	(12,734)	(12,989)	(13,249)	(13,514)	(13,784)	(14,060)	(14,341)
Phone	(809)	(900)	(918)	(936)	(955)	(974)	(994)	(1,014)	(1,034)	(1,054)	(1,076)
Snow Removal	(6,218)	(12,000)	(12,240)	(12,485)	(12,734)	(12,989)	(13,249)	(13,514)	(13,784)	(14,060)	(14,341)
Landscape Services	(11,102)	(12,000)	(12,240)	(12,485)	(12,734)	(12,989)	(13,249)	(13,514)	(13,784)	(14,060)	(14,341)
Sprinkler Repair and Maintenance	(5,184)	(5,000)	(5,100)	(5,202)	(5,306)	(5,412)	(5,520)	(5,631)	(5,743)	(5,858)	(5,975)
Gate Repair and Maintenance	(3,020)	(1,000)	(1,020)	(1,040)	(1,061)	(1,082)	(1,104)	(1,126)	(1,149)	(1,172)	(1,195)
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	(3,875)	(2,000)	(2,040)	(2,081)	(2,122)	(2,165)	(2,208)	(2,252)	(2,297)	(2,343)	(2,390)
Other Repair and Maintenance	-0-	(1,000)	(1,020)	(1,040)	(1,061)	(1,082)	(1,104)	(1,126)	(1,149)	(1,172)	(1,195)
Banking	(68)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Insurance	(3,689)	(3,700)	(3,774)	(3,849)	(3,926)	(4,005)	(4,085)	(4,167)	(4,250)	(4,335)	(4,422)
Management Services	(2,400)	(2,400)	(2,400)	(2,400)	(6,000)	(6,120)	(6,242)	(6,367)	(6,495)	(6,624)	(6,757)
Other Professional Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(19)	(170)	(173)	(177)	(180)	(184)	(188)	(191)	(195)	(199)	(203)
Social	(645)	(650)	(663)	(676)	(690)	(704)	(718)	(732)	(747)	(762)	(777)
Supplies and Postage	(393)	(400)	(408)	(416)	(424)	(433)	(442)	(450)	(459)	(469)	(478)
Registrations	(66)	(70)	(71)	(73)	(74)	(76)	(77)	(79)	(80)	(82)	(84)
Other Miscellaneous	(51)	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	(1,450)	-0-	(973)	(1,416)	(1,856)	(2,241)	(2,281)	(2,327)	(2,629)	(2,923)	(3,101)
Total Operating Expenses	(50,618)	(53,600)	(55,596)	(57,082)	(62,186)	(63,777)	(65,046)	(66,346)	(67,927)	(69,526)	(71,035)
Annual Operating Plan											
Total Dues Revenue	85,536	85,536	96,096	96,096	96,096	96,096	96,096	96,096	96,096	96,096	96,096
Total Operating Expenses	(50,618)	(53,600)	(55,596)	(57,082)	(62,186)	(63,777)	(65,046)	(66,346)	(67,927)	(69,526)	(71,035)
Transfer to Reserve Fund	(42,000)	(31,200)	(40,500)	(39,014)	(33,910)	(32,319)	(31,050)	(29,750)	(28,169)	(26,570)	(25,061)
Surplus/(Deficit)	(7,082)	736	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan											
Starting Reserve Balance	218,528	64,131	95,431	138,794	181,972	221,341	256,939	228,142	264,736	286,576	321,743
Reserve Additions	42,000	31,200	40,500	39,014	33,910	32,319	31,050	29,750	28,169	26,570	25,061
Reserve Expenditures	(200,731)	-0-	-0-	-0-	-0-	(3,312)	(66,556)	-0-	(14,060)	-0-	(35,351)
Interest Income	4,334	100	2,863	4,164	5,459	6,591	6,710	6,844	7,731	8,597	9,122
Ending Reserve Balance	64,131	95,431	138,794	181,972	221,341	256,939	228,142	264,736	286,576	321,743	320,575

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Monthly Dues Per House															
Dues Increase	-0-	-0-	-0-	-0-	-0-	44	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Dues/Month/House	182	182	182	182	182	226	226	226	226	226	226	226	226	226	226
Total Dues Revenue	96,096	96,096	96,096	96,096	96,096	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328
Operating Expenses															
Electricity	(305)	(311)	(317)	(323)	(330)	(336)	(343)	(350)	(357)	(364)	(371)	(379)	(386)	(394)	(402)
Water	(14,628)	(14,920)	(15,219)	(15,523)	(15,834)	(16,150)	(16,473)	(16,803)	(17,139)	(17,482)	(17,831)	(18,188)	(18,552)	(18,923)	(19,301)
Phone	(1,097)	(1,119)	(1,141)	(1,164)	(1,188)	(1,211)	(1,236)	(1,260)	(1,285)	(1,311)	(1,337)	(1,364)	(1,391)	(1,419)	(1,448)
Snow Removal	(14,628)	(14,920)	(15,219)	(15,523)	(15,834)	(16,150)	(16,473)	(16,803)	(17,139)	(17,482)	(17,831)	(18,188)	(18,552)	(18,923)	(19,301)
Landscape Services	(14,628)	(14,920)	(15,219)	(15,523)	(15,834)	(16,150)	(16,473)	(16,803)	(17,139)	(17,482)	(17,831)	(18,188)	(18,552)	(18,923)	(19,301)
Sprinkler Repair and Maintenance	(6,095)	(6,217)	(6,341)	(6,468)	(6,597)	(6,729)	(6,864)	(7,001)	(7,141)	(7,284)	(7,430)	(7,578)	(7,730)	(7,884)	(8,042)
Gate Repair and Maintenance	(1,219)	(1,243)	(1,268)	(1,294)	(1,319)	(1,346)	(1,373)	(1,400)	(1,428)	(1,457)	(1,486)	(1,516)	(1,546)	(1,577)	(1,608)
Fence Repair and Maintenance	-0-	-0-	-0-	-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-	-0-	-0-	-0-
Lighting Repair and Maintenance	-0-	-0-	-0-	-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-	-0-	-0-	-0-
Tree Maintenance	(2,438)	(2,487)	(2,536)	(2,587)	(2,639)	(2,692)	(2,746)	(2,800)	(2,856)	(2,914)	(2,972)	(3,031)	(3,092)	(3,154)	(3,217)
Other Repair and Maintenance	(1,219)	(1,243)	(1,268)	(1,294)	(1,319)	(1,346)	(1,373)	(1,400)	(1,428)	(1,457)	(1,486)	(1,516)	(1,546)	(1,577)	(1,608)
Banking	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Insurance	(4,510)	(4,600)	(4,692)	(4,786)	(4,882)	(4,980)	(5,079)	(5,181)	(5,285)	(5,390)	(5,498)	(5,608)	(5,720)	(5,835)	(5,951)
Management Services	(6,892)	(7,030)	(7,171)	(7,314)	(7,460)	(7,609)	(7,762)	(7,917)	(8,075)	(8,237)	(8,401)	(8,569)	(8,741)	(8,916)	(9,094)
Other Professional Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(207)	(211)	(216)	(220)	(224)	(229)	(233)	(238)	(243)	(248)	(253)	(258)	(263)	(268)	(273)
Social	(792)	(808)	(824)	(841)	(858)	(875)	(892)	(910)	(928)	(947)	(966)	(985)	(1,005)	(1,025)	(1,045)
Supplies and Postage	(488)	(497)	(507)	(517)	(528)	(538)	(549)	(560)	(571)	(583)	(594)	(606)	(618)	(631)	(643)
Registrations	(85)	(87)	(89)	(91)	(92)	(94)	(96)	(98)	(100)	(102)	(104)	(106)	(108)	(110)	(113)
Other Miscellaneous	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Income Taxes	(2,763)	(2,298)	(2,318)	(2,608)	(2,870)	(3,016)	(3,408)	(3,488)	(3,554)	(3,854)	(4,144)	(4,582)	(4,930)	(4,907)	(4,853)
Total Operating Expenses	(72,054)	(72,974)	(74,406)	(76,137)	(77,868)	(79,513)	(81,434)	(83,073)	(84,729)	(86,652)	(88,596)	(90,722)	(92,793)	(94,525)	(96,263)
Annual Operating Plan															
Total Dues Revenue	96,096	96,096	96,096	96,096	96,096	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328	119,328
Total Operating Expenses	(72,054)	(72,974)	(74,406)	(76,137)	(77,868)	(79,513)	(81,434)	(83,073)	(84,729)	(86,652)	(88,596)	(90,722)	(92,793)	(94,525)	(96,263)
Transfer to Reserve Fund	(24,042)	(23,122)	(21,690)	(19,959)	(18,228)	(39,815)	(37,894)	(36,255)	(34,599)	(32,676)	(30,732)	(28,606)	(26,535)	(24,803)	(23,065)
Surplus/(Deficit)	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan															
Starting Reserve Balance	320,575	253,272	227,223	255,730	283,361	305,991	334,085	382,002	348,391	393,441	406,247	449,166	491,247	516,514	484,816
Reserve Additions	24,042	23,122	21,690	19,959	18,228	39,815	37,894	36,255	34,599	32,676	30,732	28,606	26,535	24,803	23,065
Reserve Expenditures	(99,470)	(55,929)	-0-	-0-	(4,038)	(20,592)	-0-	(80,125)	-0-	(31,205)	-0-	-0-	(15,769)	(70,932)	(18,047)
Interest Income	8,125	6,759	6,817	7,672	8,440	8,871	10,023	10,258	10,452	11,335	12,187	13,475	14,501	14,431	14,274
Ending Reserve Balance	253,272	227,223	255,730	283,361	305,991	334,085	382,002	348,391	393,441	406,247	449,166	491,247	516,514	484,816	504,109

Huntington Pines HOA Reserve Fund Long-Term Financial Plan

	2050	2051	2052	2053	2054
Monthly Dues Per House					
Dues Increase	-0-	-0-	-0-	-0-	-0-
Dues/Month/House	226	226	226	226	226
Total Dues Revenue	119,328	119,328	119,328	119,328	119,328
Operating Expenses					
Electricity	(410)	(418)	(427)	(435)	(444)
Water	(19,687)	(20,081)	(20,483)	(20,892)	(21,310)
Phone	(1,477)	(1,506)	(1,536)	(1,567)	(1,598)
Snow Removal	(19,687)	(20,081)	(20,483)	(20,892)	(21,310)
Landscape Services	(19,687)	(20,081)	(20,483)	(20,892)	(21,310)
Sprinkler Repair and Maintenance	(8,203)	(8,367)	(8,534)	(8,705)	(8,879)
Gate Repair and Maintenance	(1,641)	(1,673)	(1,707)	(1,741)	(1,776)
Fence Repair and Maintenance	-0-	-0-	-0-	-0-	-0-
Street Repair and Maintenance	-0-	-0-	-0-	-0-	-0-
Lighting Repair and Maintenance	-0-	-0-	-0-	-0-	-0-
Wall Repair and Maintenance	-0-	-0-	-0-	-0-	-0-
Tree Maintenance	(3,281)	(3,347)	(3,414)	(3,482)	(3,552)
Other Repair and Maintenance	(1,641)	(1,673)	(1,707)	(1,741)	(1,776)
Banking	(60)	(60)	(60)	(60)	(60)
Insurance	(6,070)	(6,192)	(6,315)	(6,442)	(6,571)
Management Services	(9,276)	(9,461)	(9,651)	(9,844)	(10,041)
Other Professional Services	-0-	-0-	-0-	-0-	-0-
Internet and Web Services	(279)	(284)	(290)	(296)	(302)
Social	(1,066)	(1,088)	(1,109)	(1,132)	(1,154)
Supplies and Postage	(656)	(669)	(683)	(696)	(710)
Registrations	(115)	(117)	(119)	(122)	(124)
Other Miscellaneous	-0-	-0-	-0-	-0-	-0-
Income Taxes	(4,075)	(3,355)	(3,562)	(3,754)	(2,179)
Total Operating Expenses	(97,312)	(98,455)	(100,563)	(102,694)	(103,097)
Annual Operating Plan					
Total Dues Revenue	119,328	119,328	119,328	119,328	119,328
Total Operating Expenses	(97,312)	(98,455)	(100,563)	(102,694)	(103,097)
Transfer to Reserve Fund	(22,016)	(20,873)	(18,765)	(16,634)	(16,231)
Surplus/(Deficit)	-0-	-0-	-0-	-0-	-0-
Annual Reserve Fund Plan					
Starting Reserve Balance	504,109	328,934	359,675	368,025	395,700
Reserve Additions	22,016	20,873	18,765	16,634	16,231
Reserve Expenditures	(209,177)	-0-	(20,892)	-0-	(364,084)
Interest Income	11,986	9,868	10,477	11,041	6,410
Ending Reserve Balance	328,934	359,675	368,025	395,700	54,258