

Nagog Woods Community Corporation

NAG - 10 Year Capital Expenditure Plan - Fund from Unit Owners 100%
Executive Summary - Updated as part the financial review process for funding of paving project

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
RESULTS:												
Average condo fee needed to fund budget:	\$ 512	\$ 527	\$ 542	\$ 558	\$ 566	\$ 573	\$ 581	\$ 590	\$ 598	\$ 606	\$ 615	
Condo fee increase - \$	10.10	14.76	15.28	15.82	7.67	7.83	7.98	8.14	8.31	8.47	8.64	
Condo fee increase - %	2.01%	2.88%	2.90%	2.92%	1.38%	1.38%	1.39%	1.40%	1.41%	1.42%	1.43%	
Operating Budget	1,201,929	1,225,968	1,250,487	1,275,497	1,301,007	1,327,027	1,353,567	1,380,639	1,408,251	1,436,416	1,465,145	
Reserve Contribution	500,282	525,296	551,561	579,139	579,139	579,139	579,139	579,139	579,139	579,139	579,139	
Total Budget	1,702,211	1,751,264	1,802,048	1,854,636	1,880,146	1,906,166	1,932,706	1,959,778	1,987,390	2,015,555	2,044,284	
VARIABLES:												
% increase in operating budget	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
% increase in reserve contribution	-6.19%	5.00%	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Cash Balance Beginning	\$ 346,254	\$ 430,414	\$ 253,937	\$ 246,922	\$ 241,180	\$ 322,460	\$ 516,172	\$ 695,404	\$ 903,127	\$ 891,760	\$ 988,551	
Cash In:												
Contribution per budget	\$ 500,282	\$ 525,296	\$ 551,561	\$ 579,139	\$ 579,139	\$ 579,139	\$ 579,139	\$ 579,139	\$ 579,139	\$ 579,139	\$ 579,139	
Net proceeds from 531 Great Road sale	\$ 136,800	\$ 15,000	\$ 35,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	
Add: Bubble Income	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
Interest Income	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Loan advances	\$ 17,500	\$ 17,575	\$ 7,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Skylight Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL INCOME	\$ 2,405,582	\$ 558,871	\$ 594,811	\$ 620,139	\$ 620,139	\$ 620,139	\$ 620,139	\$ 625,139	\$ 630,139	\$ 630,139	\$ 630,139	

