# Village Glen Home Owners Association 2025 Annual Meeting

### FIVE YEAR FINANCIAL PROJECTIONS

	VEAD										
	2025	2026	2027	YEAR 2028	2031						
	ACTUAL	Budget			2029 Projected	2030	Projected				
Inflation	12/31/25	Duuget	(+4%)	(+4%)	(+4%)	(+4%)	(+4%)				
Revenue	12/01/20		(170)	(170)	(1170)	(1170)	(1170)				
Percent Dues Increase	0%	0%	5%	0%	0%	0%	0%				
Lots 1-36 (\$765 till 2027 then\$803)	27,601	27,540			28,908	28,908	28,908				
Lots 37 - 40 (\$435 till 2027 then \$456)	1,740	1,740		1,824	1,824	1,824	1,824				
	6,000	4,000	4,000	0	0	0	1,62				
(Addt'l Reserve assessment \$100 in 2026) Less Early Payment Incentives (8%)	(2,336)	(2,336)	(2,448)	(2,448)	(2,448)	(2,448)					
	The second secon						(2,448				
Total Revenue  Additional reserve assessment of \$100 p	33,005	30,944	32,284	28,284	28,284	28,284	28,28				
happen, dues will not be increased start	ting in 2027 a	s stated.			, .7375.4m2.17						
Operating Expenses											
Irrigation Controller (PG&E)	30	31	32	34	35	36	38				
Irrigation Water (City of A.G.)	3,476	3,600	3,744	3,894	4,050	4,211	4,380				
Green Waste (S.County)	417	420	437	454	472	491	511				
Landscape Service	14,800	12,000	12,480	12,979	13,498	14,038	14,600				
Legal Fees & Reserve Plan	0	0	0	0	0	0	0				
Bookkeeping & Tax Filing	1,400	1,400	1,456	1,514	1,575	1,638	1,703				
booking or rail ining	2.50	370	385	400	416	433	450				
	350	370	303				Supramoran				
	750	750	780	811	844	877	912				
Admin. Supplies, PO Box, Misc.			780		844 3,318	877 3,451	912 3,589				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting	750 2,950 <b>24,173</b>	750 2,950 <b>21,521</b>	780 3,068 <b>22,382</b>	3,191 <b>23,277</b>			3,589				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug	750 2,950 <b>24,173</b>	750 2,950 <b>21,521</b>	780 3,068 <b>22,382</b>	3,191 <b>23,277</b>	3,318	3,451	3,589				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund	750 2,950 24,173 gust 2025. Re	750 2,950 21,521 eduction of	780 3,068 22,382 \$374/mont	3,191 23,277 h.	3,318 <b>24,208</b>	3,451 <b>25,1</b> 77	3,589 <b>26,18</b> 4				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund Required Reserve Balance (Year End)	750 2,950 24,173 gust 2025. Re	750 2,950 21,521 eduction of	780 3,068 22,382 \$374/mont	3,191 23,277 h.	3,318 24,208 21,454	3,451 25,177 22,312	3,589 <b>26,18</b> 4 <b>23,20</b> 5				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year)	750 2,950 24,173 sust 2025. Re 18,339 6,806	750 2,950 21,521 eduction of 19,073 15,106	780 3,068 22,382 \$374/mont 19,835 17,106	3,191 23,277 h. 20,629 15,056	3,318 24,208 21,454 15,056	3,451 25,177 22,312 15,056	3,589 26,184 23,205 17,050				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance  Total Operating Expenses (1)  Landscape Service was changed in Aug  Reserve Fund  Required Reserve Balance (Year End)  Reserve Balance (First of Year)  Reserve Expenses (Actual/Planned)	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300	750 2,950 21,521 eduction of 19,073 15,106 4,000	780 3,068 22,382 \$374/mont 19,835 17,106 8,050	3,191 23,277 h. 20,629 15,056 2000	3,318 24,208 21,454 15,056 2,000	3,451 25,177 22,312 15,056 0	3,589 26,184 23,205 17,056 3,000				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2)	750 2,950 24,173 gust 2025. Re 18,339 6,806 -300 8,000	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000	3,191 23,277 h. 20,629 15,056 2000 2,000	3,318 24,208 21,454 15,056 2,000 2,000	3,451 25,177 22,312 15,056 0 2,000	23,205 17,056 3,000 2,000				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300 8,000 200	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000	780 3,068 22,382 \$374/mont. 19,835 17,106 8,050 6,000 150	3,191 23,277 h. 20,629 15,056 2000 2,000 50	3,318 24,208 21,454 15,056 2,000 2,000 50	3,451 25,177 22,312 15,056 0 2,000 50	23,205 17,056 3,000 2,000				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300 8,000 200 82%	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90%	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76%	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73%	21,454 15,056 2,000 2,000 50 70%	3,451 25,177 22,312 15,056 0 2,000 50 76%	23,205 17,056 3,000 2,000 50				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year	750 2,950 24,173 24,173 24,173 24,173 24,173 2025. Re 18,339 6,806 -300 8,000 200 82% 15,106	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90%	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76% 15,056	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056	21,454 15,056 2,000 2,000 50 70% 15,056	22,312 15,056 0 2,000 50 76%	23,200 17,050 3,000 2,000 50 16,050				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$7	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300 8,000 200 82% 15,106 000 was mov )); recommen	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from ch	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056 eserves in 2	3,318 24,208  21,454 15,056 2,000 50 70% 15,056	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experies	3,589 26,184 23,209 17,050 3,000 2,000 50 69% 16,050 enditures				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025- \$700 (net expenditures (\$300)	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300 8,000 200 82% 15,106 000 was mov )); recommen	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from ch	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056 eserves in 2	3,318 24,208  21,454 15,056 2,000 50 70% 15,056	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experies	3,589 26,184 23,209 17,050 3,000 2,000 50 69% 16,050 enditures				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025- \$700 (net expenditures (\$300) 2026-2027 to ensure funded % stays ab	750 2,950 24,173 sust 2025. Re 18,339 6,806 -300 8,000 200 82% 15,106 000 was mov )); recommen	750 2,950 21,521 duction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from chading \$100	780 3,068 22,382 \$374/mont  19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re/homeowne	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056 eserves in 20 r in special	3,318 24,208  21,454 15,056 2,000 2,000 50 70% 15,056 025. Total i	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experies	3,589 26,184 23,205 17,056 3,000 2,000 50 69% 16,056 enditures				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug  Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025-\$700 (net expenditures (\$300) 2026-2027 to ensure funded % stays ab  Operating Fund	750 2,950 24,173	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from ch	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re /homeowne	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056 eserves in 20 r in special	3,318 24,208  21,454 15,056 2,000 2,000 50 70% 15,056 025. Total i	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experiessment for	3,589 26,184 23,205 17,056 3,000 2,000 50 69% 16,056 enditures				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025-\$700 (net expenditures (\$300) 2026-2027 to ensure funded % stays ab Operating Fund Operation Fund Balance (YE)	750 2,950 24,173	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from ch	780 3,068 22,382 \$374/mont 19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re /homeowne	3,191 23,277 h. 20,629 15,056 2000 2,000 50 73% 15,056 eserves in 20 r in special	3,318 24,208  21,454 15,056 2,000 2,000 50 70% 15,056 025. Total i	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experiessment for	3,589 26,184 23,205 17,056 3,000 2,000 50 699 16,056 enditures				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025-\$2700 (net expenditures (\$300), 2026-2027 to ensure funded % stays ab Operating Fund Operation Fund Balance (YE) Continue to maintain sufficient working Summary Total Revenue	750 2,950 24,173	750 2,950 21,521 eduction of 19,073 15,106 4,000 6,000 150 90% 17,106 ed from ch	780 3,068 22,382 \$374/mont.  19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re/homeowne  20,139 low in 1st Q	3,191 23,277 h.  20,629 15,056 2000 2,000 50 73% 15,056 eserves in 20 r in special 23,145 buarter.	3,318 24,208  21,454 15,056 2,000 2,000 50 70% 15,056 025. Total i	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve experiessment for	3,589 26,184 23,209 17,056 3,000 2,000 56 69% 16,056 enditures years				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025-\$700 (net expenditures (\$300, 2026-2027 to ensure funded % stays ab Operating Fund Operation Fund Balance (YE) Continue to maintain sufficient working Summary Total Revenue Total Expenses (1. Operating	750 2,950 24,173	750 2,950 21,521 eduction of  19,073 15,106 4,000 6,000 150 90% 17,106 ed from chading \$100.	780 3,068 22,382 \$374/mont  19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re /homeowne  20,139 low in 1st Q	3,191 23,277 h.  20,629 15,056 2000 2,000 50 73% 15,056 eserves in 20 r in special  23,145 buarter.	3,318 24,208  21,454 15,056 2,000 2,000 50 70% 15,056 025. Total inveserve assistant and a serve assistant and	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve expersessment for 26,328	3,589 26,184 23,203 17,056 3,000 2,000 56 69% 16,056 enditures years				
Admin. Supplies, PO Box, Misc. Website & Annual Meeting Liability & D&O Insurance Total Operating Expenses (1) Landscape Service was changed in Aug Reserve Fund Required Reserve Balance (Year End) Reserve Balance (First of Year) Reserve Expenses (Actual/Planned) Required Reserve Assessment (2) Assessment Per HomeOwner YE Reserve Fund Percent Funded Reserve Balance End of Year Due to surplus in operating in 2024, \$1 for 2025-\$700 (net expenditures (\$300) 2026-2027 to ensure funded % stays ab Operating Fund Operation Fund Balance (YE) Continue to maintain sufficient working Summary Total Revenue	750 2,950 24,173 24,173 24,173 24,173 24,173 24,173 2025. Re  18,339 6,806 -300 8,000 200 82% 15,106 000 was mov )); recomment ove 75%  12,814 capital to add 33,005 32,173	750 2,950 21,521 cduction of  19,073 15,106 4,000 6,000 150 90% 17,106 ed from chading \$100.	780 3,068 22,382 \$374/mont  19,835 17,106 8,050 6,000 150 76% 15,056 ecking to re/homeowne  20,139 low in 1st Q	3,191 23,277 h.  20,629 15,056 2000 2,000 50 73% 15,056 eserves in 2 r in special  23,145 buarter.  28,284 25,277	3,318 24,208  21,454 15,056 2,000 50 70% 15,056 025. Total irreserve assistant preserve a	3,451 25,177 22,312 15,056 0 2,000 50 76% 17,056 reserve expenses ment for 26,328 28,284 27,177	3,589 26,184 23,205 17,056 3,000 2,000 50 699% 16,056 enditures years 26,425				

## Village Glen Home Owners Association 2025 Annual Meeting

#### **Homeowner Dues Projections**

				Years			
	2023	2024	2025	2026	2027	2028	2029
Homeowner Dues (Lots 1 - 36)	\$765	\$765	\$765	\$765	\$803	\$803	\$803
Reserve Assessment (\$50 Included in Dues)	\$50	\$100	\$200	\$150	\$150	\$50	\$50
Early Payment Incentive	(\$61)	(\$61)	(\$61)	(\$61)	(\$64)	(\$64)	(\$64)
Surplus Refund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Dues if paid by Jan 31	\$704	\$704	\$704	\$704	\$739	\$739	\$739
Total Dues if paid in Installments	\$765	\$765	\$765	\$765	\$803	\$803	\$803
Homeowner Dues (Lots 37-40)	\$435	\$435	\$435	\$435	\$456	\$456	\$456
Reserve Assessment (\$50 Included in Dues)	\$50	\$100	\$150	\$150	\$150	\$50	\$50
Early Payment Incentive	(\$35)	(\$35)	(\$35)	(\$35)	(\$36)	(\$36)	(\$36)
Surplus Refund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Dues if paid by Jan 31	\$400	\$400	\$400	\$400	\$420	\$420	\$420
Total Dues if paid in Installments	\$435	\$435	\$435	\$435	\$456	\$456	\$456

Need to fund reserves. Reserve fund target to be 70-75%. In 2024 at 38%. Recommending special assessment to all homeowners of \$100 in 2026-2027

#### 2026 Operating Budget (\$)

#### Revenue:

Bookkeeping & Tax Filing Service

Administrative Supplies, PO Box

VGHOA Liability and D&O Insurance

VGHOA Website & Annual Meeting Facility

Dues Less: Early Payment Incentive Plus: Additional Reserve Assessment (\$150 per HO) Less: Surplus Rebate Net Dues Interest On Reserve Savings Account	\$29,280 (\$2,336) \$6,000 \$0	\$30,944 \$0	
Total Net Revenue:			\$30,944
Expenses:			
Irrigation Controller (PG&E) Irrigation Water (City of Arroyo Grande) Green Waste Pick-Up (South County Services) Common Landscape Services (GLM)) Legal Services		\$30 \$3,600 \$420 \$12,000 \$0	

<b>Total</b>	Expenses:	\$21,520

\$1,400

\$370

\$750

\$2,950

Less Contribution To Reserve: (\$150.00 Per Homeowner)	\$6,000
Less Working Capital Fund Increase:	\$0

### Estimated Operations Surplus \$3,424

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Table 3: 20 Year Reserve Fund Plan

			YO	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20
	First 9 YRS	Next 11yrs	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Starting Reserve Balance			\$ 14,085	\$ 10,707	\$ 9,440	\$ 6,805	\$ 15,105	\$ 17,105	\$ 15,055	\$ 15,055	\$ 15,055	\$ 17,055	\$ 16,105	\$ 9,375	\$ 11,645	\$ 14,515	\$ 14,385	\$ 14,155	\$ 12,025	\$ 14,895	\$ 16,390	\$ 17,010	\$ 19,880
Reserve Assessment			\$ 1,800	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.0
Per Homeowner	50	70		\$ 50	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.0
Special Assessments				\$ -	\$ 2,000	\$ 6,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal			\$ 15,885	\$ 12,707	\$ 13,440	\$ 14,805	\$ 21,105	\$ 23,105	\$ 17,055	\$ 17,055	\$ 17,055	\$ 19,105	\$ 18,975	\$ 12,245	\$ 14,515	\$ 17,385	\$ 17,255	\$ 17,025	\$ 14,895	\$ 17,765	\$ 19,260	\$ 19,880	\$ 22,750
Reserve	Useful	Remaining				-						-	-	1000								-	Name and Address of the Owner, where
Component	Life (YRS)	Life (YRS)																					
rees					\$1,975.00		\$2,000.00	\$2,000.00															
Cluster Mailboxes	20	10		\$1,200.00	)								\$4,600.00										
Orainage Basin Slopes	.5	3		\$1,585.00	\$4,800.00	\$700.00		\$3,000.00				\$3,000.00		Real		\$3,000.00					\$2,250.00		
Orainage Basin Fence	30	15										TES.						\$2,500.00		RES			
/G Entryway Sign	20	14															\$3,100.00			\$1,375.00			
rrigation Controller /alves	10	10	\$ 2,991	\$482.94	\$859.47		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00			\$2,500.00										\$2,500.0
Sprinkler System Pipes & Hoses	10	10	\$ 2,189				\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00			\$2,500.00					\$2,500.00					\$2,500.0
rrigation Controller	20	5						\$1,050.00	w.											=4,501			
rrigation Controller Box	25	11							1.		la constant		-	\$600.00						MAN			
nterest/addt'l leposits			\$ (2)	-\$1.00	-\$1,000.00	-\$1,000.00						THE REAL PROPERTY.											
Subtotal			\$ 5,178	\$ 3,267	\$ 6,634	\$ (300)	\$ 4,000	\$ 8,050	\$ 2,000	\$ 2,000	5	\$ 3,000	\$ 9,600	\$ 600	\$ -	\$ 3,000	\$ 3,100	\$ 5,000	\$	\$ 1,375	\$ 2,250	\$ -	\$ 5,000
inding leserve salance			\$ 10,707	\$ 9,440	\$ 6,805	\$ 15,105	\$ 17,105	\$ 15,055	\$ 15,055	\$ 15,055	\$ 17,055	\$ 16,105	\$ 9,375	\$ 11,645	\$ 14,515	\$ 14,385	\$ 14,155	\$ 12,025	\$ 14,895	\$ 16,390	\$ 17,010	\$ 19,880	\$ 17,750
Reserve und Target				\$ 17,286	\$ 17,805	\$ 18,339	\$ 19,072	\$ 19,835	\$ 20,629	\$ 21,454	\$ 22,312	\$ 23,204	\$ 24,133	\$ 25,098	\$ 26,102	\$ 27,146	\$ 28,232	\$ 29,361	\$ 30,535	\$ 31,757	\$ 33,027	\$ 34,348	\$ 35,722
room Funded				55%	38%	82%	90%	76%	73%	70%	76%	69%	39%	46%	56%	53%	50%	41%	49%	52%	52%	58%	501

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