

# Sheet1

Year →	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Operating Expense – based on 5 year average											
Expense	\$725	\$754	\$784	\$816	\$848	\$882	\$917	\$954	\$992	\$1,032	\$1,073
Repairs	\$486	\$505	\$526	\$547	\$569	\$591	\$615	\$640	\$665	\$692	\$719
Supplies	\$3,065	\$3,188	\$3,315	\$3,448	\$3,586	\$3,729	\$3,878	\$4,033	\$4,195	\$4,362	\$4,537
Total Operating	\$4,276	\$4,447	\$4,625	\$4,810	\$5,002	\$5,202	\$5,411	\$5,627	\$5,852	\$6,086	\$6,330
Repairs – based on 3 year equipment life											
Fence & Decking	\$15,000	\$51,090									
Pump	\$1,000			\$1,120			\$1,254			\$1,405	
Sweeper			\$700			\$784			\$878		
Total Repairs	\$16,000	\$51,090	\$700	\$1,120	\$0	\$784	\$1,254	\$0	\$878	\$1,405	
Total Cost	\$20,276	\$55,537	\$5,325	\$5,930	\$5,002	\$5,986	\$6,665	\$5,627	\$6,730	\$7,491	\$6,330
Average Cost/Year/Resident	\$35	\$96	\$9	\$10	\$9	\$10	\$12	\$10	\$12	\$13	\$11
Avg Cost/Year/Resident for 10 years	\$21										

## New Income Option Available with Reorganization

Residents and family continue free access. Short term rentals and non-residents can buy season membership											
Annual membership fee for non-residents	\$150	\$150	\$168	\$168	\$188	\$188	\$211	\$211	\$236	\$236	\$264
Subscribers needed to break even	135	370	31	35	26	31	31	26	28	31	23
Paying subscribers	135	140	146	152	158	164	171	178	185	192	200
Additional Revenue from Subscribers	\$20,250	\$21,060	\$24,531	\$25,512	\$29,716	\$30,905	\$35,998	\$37,438	\$43,608	\$45,352	\$52,826
Net Cashflow	-\$26	-\$34,477	\$19,206	\$19,582	\$24,714	\$24,919	\$29,333	\$31,811	\$36,878	\$37,861	\$46,497
Cummulative Cashflow	-\$26	-\$34,503	-\$15,297	\$4,285	\$28,999	\$53,917	\$83,250	\$115,061	\$151,939	\$189,800	\$236,297
Inflation Rate	4.00%										
1 <sup>st</sup> Year membership fee	\$150										
NPV	-\$25.00										

Notes:

This is a multiyear cashflow model built to reflect CSR POA property owners will continue to

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have access to the pool included in their annual assessment. The portion of each owner's annual assessment needed to maintain the pool is calculated in the row labeled Avg Cost/Year/Resident for 10 years.

This model also itemizes anticipated benefits available if the owner & family restriction is removed from governing documents and the pool is made available to anyone offering to pay a seasonal subscription identified in the row labeled Annual membership fee for non-residents.

Costs are based upon 5 year costs, average, with one time cost for key fob system removed. An annual inflation rate of 4% is used to adjust costs, subscribers, and subscription rates each year. Key equipment (pump and sweeper) are assumed to have a 3 year life and need to be replaced at the inflated cost. Repairs to the pool deck are assumed to last 10 years which is reasonable (3 repairs over 50 years of pool use).