

Smyrna Grove Combined Capital and Operating Summary

A	B	C	D	E	F	G	H	I	J
Year	Monthly Dues	Operating Income (Dues & Sales)	Operating Expenses ³	Net Operating Capital Reserve Contribution	Future Capital Expenses ⁵	Net Change to Capital Reserves	Capital Reserve Balance ⁴	Reserve Study Minimum Balance	Over/Under vs. Reserve Study
2019									
2020	\$160	\$ 412,800	\$ 258,334	\$ 154,466	\$ -	\$ -	\$ 150,000	\$ 150,000	0%
2021	\$160	\$ 412,800	\$ 266,084	\$ 146,716	\$ -	\$ 157,466	\$ 307,466	\$ 250,000	23%
2022	\$160	\$ 412,800	\$ 274,066	\$ 138,734	\$ 5,305	\$ 147,561	\$ 455,027	\$ 344,696	32%
2023	\$160	\$ 412,800	\$ 282,288	\$ 130,512	\$ 10,130	\$ 108,496	\$ 563,523	\$ 405,357	39%
2024	\$160	\$ 412,800	\$ 290,757	\$ 122,043	\$ 61,094	\$ 131,652	\$ 695,176	\$ 495,228	40%
2025	\$170	\$ 438,600	\$ 299,480	\$ 139,120	\$ 23,284	\$ 74,853	\$ 770,028	\$ 544,134	42%
2026	\$170	\$ 438,600	\$ 308,464	\$ 130,136	\$ 141,005	\$ 131,237	\$ 901,265	\$ 630,850	43%
2027	\$170	\$ 438,600	\$ 317,718	\$ 120,882	\$ 83,607	\$ 7,156	\$ 908,422	\$ 599,845	51%
2028	\$170	\$ 438,600	\$ 327,249	\$ 111,351	\$ 83,505	\$ 55,444	\$ 963,865	\$ 626,238	54%
2029	\$170	\$ 438,600	\$ 337,067	\$ 101,533	\$ 8,063	\$ 47,123	\$ 1,010,988	\$ 652,733	55%
2030	\$180	\$ 464,400	\$ 347,179	\$ 117,221	\$ 11,074	\$ 113,690	\$ 1,124,678	\$ 764,669	47%
2031	\$180	\$ 464,400	\$ 357,594	\$ 106,806	\$ 49,902	\$ 128,641	\$ 1,253,319	\$ 873,595	43%
2032	\$180	\$ 464,400	\$ 368,322	\$ 96,078	\$ 209,046	\$ 81,970	\$ 1,335,289	\$ 943,694	41%
2033	\$190	\$ 490,200	\$ 379,372	\$ 110,828	\$ 29,495	\$ (86,262)	\$ 1,249,027	\$ 854,648	46%
2034	\$190	\$ 490,200	\$ 390,753	\$ 99,447	\$ 23,370	\$ 106,314	\$ 1,355,341	\$ 945,152	43%
2035	\$190	\$ 490,200	\$ 402,475	\$ 87,725	\$ 61,781	\$ 103,184	\$ 1,458,525	\$ 1,051,783	39%
2036	\$200	\$ 516,000	\$ 414,550	\$ 101,450	\$ 170,904	\$ 55,114	\$ 1,513,639	\$ 1,120,002	35%
2037	\$200	\$ 516,000	\$ 426,986	\$ 89,014	\$ 117,468	\$ (39,181)	\$ 1,474,458	\$ 1,079,097	37%
2038	\$200	\$ 516,000	\$ 439,796	\$ 76,204	\$ 197,532	\$ 1,035	\$ 1,475,493	\$ 1,091,639	35%
						\$ (91,818)	\$ 1,383,675	\$ 1,024,097	35%

Assumptions:

1. Assumed that Operating Income will stay relatively flat for 2020-2024.
2. Assumed no increase in dues for next 5 years and a \$10 per month increase for the following period:

Period	Dues/Month	Dues/Yr
2020-2024	Flat @ \$160/Mo	Flat at \$1920/yr
2025-2029	\$170	\$2,040
2030-2032	\$180	\$2,160
2033-2035	\$190	\$2,280
2036-2038	\$200	\$2,400
3. Assumed operating expenses will increase by 3% per year from FY2020
4. Assumed capital reserve funds will be deposited into an interest bearing fund (2% interest/yr)
5. Assumed future capital expenses will be consistent with Reserve Study (3% inflation already included)

Capital Expenses, Funds, and Reserves

