

Heritage Townhomes  
10 year Budget Plan

Dues Increase of 10% or less per year over 7 years

Revised 10/17/2019

include expense escalation

Current Maintenance Account Balance 2017 \$24,769

YEAR	UNITS	MONTHLY DUES	TOTAL PER MONTH	TOTAL INCOME PER YEAR	EXPENSES	FUNDS FOR SPECIAL PROJECT	COST	BALANCE
2017	54 units	\$100 per month =	\$5,400 per month x	12 months =	\$64,800 less annual expense	\$63,000 = \$1,800 less Curb Painting & pressure cleaning incl driveways and sidewalks	\$3,920 funds short	\$22,649
2018	54 units	\$110 per month =	\$5,940 per month x	12 months =	\$71,280 less annual expense	\$63,000 = \$8,280 No major projects	\$0 funds to savings	\$30,929

Current Maintenance Account Balance \$23,583

YEAR	UNITS	MONTHLY DUES	TOTAL PER MONTH	TOTAL INCOME PER YEAR	EXPENSES	FUNDS FOR SPECIAL PROJECT	COST	BALANCE
2019	54 units	\$121 per month =	\$6,534 per month x	12 months =	\$78,408 less annual expense	\$63,000 = \$15,408 less Phase 1 Fence Replacement	\$24,230 funds to savings	\$14,761
2020	54 units	\$133 per month =	\$7,182 per month x	12 months =	\$86,184 less annual expense	\$63,000 = \$23,184 less Phase 2 Fence Replacement Stain Phase 1 Fences	\$33,006 funds to savings	\$4,939
2021	54 units	\$146 per month =	\$7,884 per month x	12 months =	\$94,608 less annual expense	\$66,150 = \$28,458 less Resurface Pool Stain Phase 2 Fences	\$12,600 funds to savings	\$20,797
2022	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$68,135 = \$35,546 Paint the exteriors of homes	\$48,000 funds to savings	\$8,343
2023	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$70,179 = \$33,501 less Curb Painting & pressure cleaning incl driveways and sidewalks removal of Cypress Trees along Linda Ln & replace	\$6,180 funds to savings	\$35,664
2024	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$72,284 = \$31,396	\$0 funds to savings	\$67,060
2025	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$74,452 = \$29,228	\$0 funds to savings	\$96,288
2026	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$76,686 = \$26,994	\$0 funds to savings	\$123,282
2027	54 units	\$160 per month =	\$8,640 per month x	12 months =	\$103,680 less annual expense	\$78,987 = \$24,693 less Curb Painting & pressure cleaning incl driveways and sidewalks	\$3,920 funds to savings	\$144,055

possible projects: resurface streets \$50,000  
 replacement of the brick wall along Linda Lane \$120,000  
 replacement of street lights \$30,000

Proposed Maintenance Account Balance 2027 \$209,723

Heritage Annual Meeting  
revised 5/9/2019