

ANDERSON FARMS PROPERTY OWNERS ASSOCIATION  
ASSUMPTIONS

	2021 A	2022 F	2023 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Properties:</b>															
Bridgewater	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Anderson Farms 1A/1B	14	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Anderson Farms 2-A	-	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Anderson Farms 2-B	-	-	12	12	12	12	12	12	12	12	12	12	12	12	12
Anderson Farms 2-C	-	-	19	-	-	-	-	-	-	-	-	-	19	19	19
<b>Total Properties</b>	<b>25</b>	<b>57</b>	<b>88</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>88</b>	<b>88</b>	<b>88</b>
<b>Projected sales:</b>															
Bridgewater	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms 1A/1B	13	5	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms 2-A	-	5	13	2	3	2	-	1	1	1	-	1	1	1	-
Anderson Farms 2-B	-	-	8	3	2	1	1	-	-	-	-	1	-	-	-
Anderson Farms 2-C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Projected sales</b>	<b>17</b>	<b>10</b>	<b>21</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>-</b>
<b>Fees:</b>															
Annual property fee															
Bridgewater	\$ 400	\$ 435	460	460	460	460	460	460	460	460	460	460	460	460	460
Anderson Farms	600	625	665	665	665	665	665	665	665	665	665	665	665	665	665
Initiation fee	300	325	350	350	350	350	350	350	350	350	350	350	350	350	350

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION  
INCOME STATEMENT**

	2021 A	2022 F	2023 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Revenue:</b>															
Property association fees															
Bridgewater	\$ 4,800	\$ 4,785	\$ 5,060	\$ 5,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anderson Farms	10,432	16,718	41,729	38,570	-	-	-	-	-	-	-	-	3,159	-	-
Initiation fees															
Bridgewater	1,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms	3,900	3,175	7,350	1,750	1,750	1,050	350	350	350	350	-	700	350	350	
Developer - contribution	13,500	10,000	2,500	-	-	-	-	-	-	-	-	-	-	2,500	-
<b>Total Revenue</b>	<b>\$ 33,832</b>	<b>\$ 34,678</b>	<b>\$ 56,639</b>	<b>45,380</b>	<b>1,750</b>	<b>1,050</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>-</b>	<b>700</b>	<b>3,509</b>	<b>2,850</b>	<b>-</b>
<b>Operating expense:</b>															
Area Maintenance Costs	\$ 30,781	\$ 33,206	\$ 46,603	\$ 1,625	\$ 2,427	\$ 4,095	\$ 3,630	\$ 4,673	\$ 4,824	\$ 4,673	\$ 4,506	\$ 5,818	\$ 4,506	\$ 3,267	\$ 2,560
Administrative expense	360	385	1,045	85	85	110	85	85	85	85	85	85	85	85	85
Real Estate Taxes	-	-	3,852	3,852	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating expense</b>	<b>\$ 31,141</b>	<b>\$ 33,591</b>	<b>\$ 51,500</b>	<b>\$ 5,562</b>	<b>\$ 2,512</b>	<b>\$ 4,205</b>	<b>\$ 3,715</b>	<b>\$ 4,758</b>	<b>\$ 4,909</b>	<b>\$ 4,758</b>	<b>\$ 4,591</b>	<b>\$ 5,903</b>	<b>\$ 4,591</b>	<b>\$ 3,352</b>	<b>\$ 2,645</b>
<b>Net earnings</b>	<b>\$ 2,691</b>	<b>\$ 1,087</b>	<b>\$ 5,139</b>	<b>\$ 39,818</b>	<b>\$ (762)</b>	<b>\$ (3,155)</b>	<b>\$ (3,365)</b>	<b>\$ (4,408)</b>	<b>\$ (4,559)</b>	<b>\$ (4,408)</b>	<b>\$ (4,591)</b>	<b>\$ (5,203)</b>	<b>\$ (1,082)</b>	<b>\$ (502)</b>	<b>\$ (2,645)</b>

ANDERSON FARMS PROPERTY OWNERS ASSOCIATION  
COMMUNITY SERVICE FREQUENCY

	2021 A	2022 F	2023 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Community Service Frequency</b>															
Landscape Maint. - Entrances	77	75	75	3	4	4	6	8	10	8	8	10	8	4	2
Landscape Maint. - Trails	29	27	31	1	2	3	3	3	3	3	3	3	3	2	2
Landscape Maint. - Arena/pond	38	38	38	1	2	3	4	4	4	4	4	4	4	3	1
Landscape Maint. - Amenity Barn	-	38	38	1	2	3	4	4	4	4	4	4	4	3	1
Mulch / Pinestraw	4	4	4	-	-	2	-	-	-	-	-	2	-	-	-
Turfgrass fertilizer	9	9	14	-	2	-	-	4	-	4	2	2	-	-	-
Road/Storm Maint. - Reserve	12	12	24	2	2	2	2	2	2	2	2	2	2	2	2
Turfgrass/Chem Apps	3	3	6	-	-	2	-	-	-	-	-	-	2	2	-
Miscellaneous	12	12	12	1	1	1	1	1	1	1	1	1	1	1	1

ANDERSON FARMS PROPERTY OWNERS ASSOCIATION  
OPERATING EXPENSES

	2021 A	2022 F	2023 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Area Maintenance Cost</b>															
Landscape Maint. - Entrance	\$ 8,815	\$ 9,961	\$ 10,034	\$ 432	\$ 519	\$ 519	\$ 779	\$ 1,038	\$ 1,298	\$ 1,038	\$ 1,038	\$ 1,298	\$ 1,038	\$ 519	\$ 519
Landscape Maint. - Trails	5,982	5,620	6,394	278	556	556	556	556	556	556	556	556	556	556	556
Landscape Maint. - Arena/pond	4,725	4,785	5,510	145	290	435	580	580	580	580	580	580	580	435	145
Landscape Maint. - Cool Mount Park	-	-	7,650	-	-	450	450	900	1,125	900	900	1,125	900	450	450
Mulch / Pinestraw	1,088	2,248	1,655	-	-	828	-	-	-	-	-	828	-	-	-
Turfgrass/Chem Apps	570	1,563	1,670	-	167	167	-	334	-	334	167	167	167	167	-
Utilities - lighting / well	2,964	3,047	4,500	275	275	395	395	395	395	395	395	395	395	395	395
Amenity - Barn	5,297	4,335	4,750	125	250	375	500	500	500	500	500	500	500	375	125
Road and Storm Water Maintenance	720	720	1,440	120	120	120	120	120	120	120	120	120	120	120	120
Fence repair/paint	-	500	1,200	100	100	100	100	100	100	100	100	100	100	100	100
Wells repair & maintenance	235	25	1,500	125	125	125	125	125	125	125	125	125	125	125	125
Miscellaneous	385	402	300	25	25	25	25	25	25	25	25	25	25	25	25
<b>Total Area Maintenance Cost</b>	<b>\$ 30,781</b>	<b>\$ 33,206</b>	<b>\$ 46,603</b>	<b>\$ 1,625</b>	<b>\$ 2,427</b>	<b>\$ 4,095</b>	<b>\$ 3,630</b>	<b>\$ 4,673</b>	<b>\$ 4,824</b>	<b>\$ 4,673</b>	<b>\$ 4,506</b>	<b>\$ 5,818</b>	<b>\$ 4,506</b>	<b>\$ 3,267</b>	<b>\$ 2,560</b>
<b>ADMINISTRATION EXPENSES</b>															
Liability insurance	\$ 120	\$ 120	\$ 180	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
Dir. & Officer E&O	120	120	180	15	15	15	15	15	15	15	15	15	15	15	15
Administrative fees	120	120	600	50	50	50	50	50	50	50	50	50	50	50	50
Postage	-	-	60	5	5	5	5	5	5	5	5	5	5	5	5
Taxes	-	25	25	-	-	25	-	-	-	-	-	-	-	-	-
<b>Total Operating expense</b>	<b>\$ 360</b>	<b>\$ 385</b>	<b>\$ 1,045</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 110</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>	<b>\$ 85</b>