

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
ASSUMPTIONS**

	2022 A	2023 F	2024 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Properties:															
Bridgewater	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Anderson Farms 1A/1B	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Anderson Farms 2A/2B	-	33	33	33	33	33	33	33	33	33	33	33	33	33	33
Anderson Farms 2C	-	-	14	-	-	-	-	-	-	14	14	14	14	14	14
Anderson Farms 2C+	-	-	6	-	-	-	-	-	-	6	6	6	6	6	6
Total Properties	36	69	89	69	69	69	69	69	69	89	89	89	89	89	89
Projected sales:															
Bridgewater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms 1A/1B	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms 2A/2B	-	27	6	1	-	-	-	2	3	-	-	-	-	-	-
Anderson Farms 2C	-	-	6	-	-	-	-	-	-	1	2	1	1	1	-
Anderson Farms 2C+	-	-	4	-	-	-	-	-	-	2	1	1	-	-	-
Total Projected sales	5	27	16	1	-	-	-	2	3	3	3	2	1	1	-
Fees:															
Annual Property Fee															
Bridgewater	\$ 435	\$ 460	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480
Anderson Farms	625	665	690	690	690	690	690	690	690	690	690	690	690	690	690
Initiation fee	325	350	375	375	375	375	375	375	375	375	375	375	375	375	375

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT**

	2022 A	2023 F	2024 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Revenue:															
Property association fees															
Bridgewater	\$ 4,785	\$ 5,060	\$ 5,280	\$ 5,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anderson Farms	15,643	37,134	46,920	40,020	-	-	-	-	-	6,900	-	-	-	-	-
Initiation fees															
Bridgewater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms	3,175	9,100	6,000	375	-	-	-	750	1,125	1,125	1,125	750	375	375	-
Developer - contribution	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	\$ 33,603	\$ 51,294	\$ 58,200	\$ 45,675	\$ -	\$ -	\$ -	\$ 750	\$ 1,125	\$ 8,025	\$ 1,125	\$ 750	\$ 375	\$ 375	\$ -
Operating expense:															
Area Maintenance Costs	\$ 32,608	\$ 41,893	\$ 51,968	\$ 2,470	\$ 2,470	\$ 4,521	\$ 4,241	\$ 5,014	\$ 4,789	\$ 5,562	\$ 4,789	\$ 6,662	\$ 4,789	\$ 3,701	\$ 2,956
Administrative expense	255	848	865	70	70	95	70	70	70	70	70	70	70	70	70
Real Estate Taxes	-	3,854	2,298	2,298	-	-	-	-	-	-	-	-	-	-	-
Total Operating expense	\$ 32,863	\$ 46,595	\$ 55,131	\$ 4,839	\$ 2,540	\$ 4,616	\$ 4,311	\$ 5,084	\$ 4,859	\$ 5,632	\$ 4,859	\$ 6,732	\$ 4,859	\$ 3,771	\$ 3,026
Net earnings	\$ 741	\$ 4,699	\$ 3,069	\$ 40,836	\$ (2,540)	\$ (4,616)	\$ (4,311)	\$ (4,334)	\$ (3,734)	\$ 2,393	\$ (3,734)	\$ (5,982)	\$ (4,484)	\$ (3,396)	\$ (3,026)

ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
COMMUNITY SERVICE FREQUENCY

	2022 A	2023 F	2024 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Community Service Frequency															
Landscape Maint. - Entrances	77	75	76	2	2	5	6	8	8	10	8	10	8	5	4
Landscape Maint. - Trails	29	27	31	2	2	3	3	3	3	3	3	3	3	2	1
Landscape Maint. - Arena/pond	38	38	38	1	1	2	3	4	4	5	4	5	4	3	2
Landscape Maint. - Amenity Barn	-	38	38	1	1	2	3	4	4	5	4	5	4	3	2
Mulch / Pinestraw	4	4	4	-	-	2	-	-	-	-	-	2	-	-	-
Turfgrass Fertilizer/Chem Apps	13	13	-	-	-	-	-	-	-	-	-	-	-	-	-
Road/Storm Maint. - Reserve	12	24	24	2	2	2	2	2	2	2	2	2	2	2	2
Miscellaneous	12	12	24	2	2	2	2	2	2	2	2	2	2	2	2

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
OPERATING EXPENSES**

Area Maintenance Cost	2022 A	2023 F	2024 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Landscape Maint. - Entrances	\$ 9,881	\$ 10,119	\$ 10,272	\$ 268	\$ 268	\$ 714	\$ 804	\$ 1,072	\$ 1,072	\$ 1,340	\$ 1,072	\$ 1,340	\$ 1,072	\$ 714	\$ 536
Landscape Maint. - Trails	5,620	6,394	6,601	574	574	574	574	574	574	574	574	574	574	574	287
Landscape Maint. - Arena/pond	4,640	5,655	5,700	150	150	300	450	600	600	750	600	750	600	450	300
Landscape Maint. - Cherry Park	-	3,995	8,775	225	225	450	900	1,125	900	1,125	900	1,125	900	450	450
Mulch / Pinestraw	2,248	1,773	2,200	-	-	1,100	-	-	-	-	-	1,100	-	-	-
Turfgrass/Chem Apps	1,563	1,612	4,060	338	338	338	338	338	338	338	338	338	338	338	338
Utilities - lighting / well	2,984	3,052	3,480	290	290	290	290	290	290	290	290	290	290	290	290
Amenity - Barn	4,025	5,139	4,940	130	130	260	390	520	520	650	520	650	520	390	260
Road and Storm Water Maintenance	720	1,440	1,440	120	120	120	120	120	120	120	120	120	120	120	120
Fence repair/paint	500	2,652	2,700	225	225	225	225	225	225	225	225	225	225	225	225
Repair & maintenance	25	-	1,500	125	125	125	125	125	125	125	125	125	125	125	125
Miscellaneous	402	62	300	25	25	25	25	25	25	25	25	25	25	25	25
Total Area Maintenance Cost	\$ 32,608	\$ 41,893	\$ 51,968	\$ 2,470	\$ 2,470	\$ 4,521	\$ 4,241	\$ 5,014	\$ 4,789	\$ 5,562	\$ 4,789	\$ 6,662	\$ 4,789	\$ 3,701	\$ 2,956
ADMINISTRATION EXPENSES															
Liability insurance	\$ 110	\$ 649	\$ 648	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54
Dir. & Officer E&O	110	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative fees	110	120	132	11	11	11	11	11	11	11	11	11	11	11	11
Postage	-	9	60	5	5	5	5	5	5	5	5	5	5	5	5
Taxes	25	25	25	-	-	25	-	-	-	-	-	-	-	-	-
Miscellaneous	(100)	45	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating expense	\$ 255	\$ 848	\$ 865	\$ 70	\$ 70	\$ 95	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70