

Road Work and Funding to Reseal, Repair and Repave Roads

ROAD WORK	12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Seal all Roads		100,000				108,243						121,899	330,143
Repave all Roads											1,477,134		1,477,134
Repair roads as needed		20,000	-			21,649							41,649
Total		120,000	-	-	-	129,892	-	-	-	-	1,477,134	121,899	1,848,926
FUNDING													
Annual Fee	0	86,982	88,722	90,496	92,306	94,152	96,035	97,956	99,915	101,913	103,952	106,031	1,058,459
Reserve Contribution	272,786	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	580,786
Transfer Fee	17,250	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	270,250
Reserve Earnings	1,450	8,589	9,156	12,169	15,278	18,487	19,199	22,562	26,032	29,611	33,302	7,566	203,401
Total	291,486	438,057	466,935	620,599	779,183	942,822	979,165	1,150,683	1,327,630	1,510,154	1,698,408	385,870	2,112,896

Total Capital Imp/Road Reserve	291,486	318,057	466,935	620,599	779,183	812,930	979,165	1,150,683	1,327,630	1,510,154	221,273	263,971	263,971
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Annual Fee	399	399.00	406.98	415.12	423.42	431.89	440.53	449.34	458.33	467.49	476.84	486.38
Homes	218											
Reserve Contribution	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Transfer Fee	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Average Home Sale	20	20	20	20	20	20	20	20	20	20	20	20
Sealing roads cost by year	100,000	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166	119,509	121,899
Road Repair by year	20,000	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380
Repaving roads cost by year	1,200,000	1,236,000	1,260,720	1,285,934	1,311,653	1,337,886	1,364,644	1,391,937	1,419,775	1,448,171	1,477,134	1,506,677
Reserve Earning %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Inflation for Road Work Cost	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

Summary of Funds

Annual Fee with a 2% Inflation increase	1,058,459	Starting at 399/year in 2025 for 218 homes with 2% inflation
Reserve Contribution	580,786	70% of 40,000 per year (Contribution to Reserve)
Transfer Fee	270,250	\$1,150 per home sold per year (average 20 homes per year)
Reserve Earnings	203,401	2% interest earned on Reserve
Total	2,112,896	At the end of 2038, projected Road Reserve will be around \$173,000