

# Exhibit A - 2023 Forecast

Description	Operating Fund		Reserve Fund	
	Forecast	Budget	Forecast	Budget
<b>Operating Revenues</b>				
Assessments	12,073,591	12,001,196	1,832,055	1,978,193
Contributions to Reserve	0	0	3,201,388	3,050,000
Commercial Access Fees	0	0	2,262,017	2,162,085
Amenity User Fees	567,713	602,802	0	0
Other income	1,241,009	999,593	0	0
<b>Total Operating Revenue</b>	<b>13,882,313</b>	<b>13,603,591</b>	<b>7,295,460</b>	<b>7,190,278</b>
<b>Operating Expense</b>				
Payroll Expense	8,438,458	8,796,135	0	0
Building/Equip R/M	670,640	746,191	0	0
Common Area Expenses	2,593,575	2,534,924	0	0
G&A Expenses	2,585,710	2,376,775	0	0
Capital Project- Landscape	0	0	420,000	420,000
Capital Project - MRR	0	0	5,435,015	5,427,681
<b>Total Operating Expense</b>	<b>14,288,383</b>	<b>14,454,025</b>	<b>5,855,015</b>	<b>5,847,681</b>
<b>Excess (Deficit) Operating Revenue over Non-Operating Revenue (Expense)</b>	<b>(406,070)</b>	<b>(850,434)</b>	<b>1,440,445</b>	<b>1,342,597</b>
Investment Income	450,529	202,000	406,047	298,000
Comcast Revenue	339,312	310,156	0	0
Gains (Losses)	(907)	25,000	(162,004)	0
Capital Purchases	0	(187,492)	0	0
Depreciation	(365,638)	(340,000)	0	0
Interfund Transfers	(250,000)	0	250,000	0
Community Programs Support	0	0	0	0
<b>Total Non-Operating Revenue (Expense)</b>	<b>173,296</b>	<b>9,664</b>	<b>494,043</b>	<b>298,000</b>
<b>Net Surplus/(Deficit)</b>	<b>(232,774)</b>	<b>(840,770)</b>	<b>1,934,488</b>	<b>1,640,597</b>