

	Park Vista 20-year Forecast																				
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Revenue	\$810,062	\$895,752	\$950,356	\$1,005,358	\$1,062,006	\$1,122,336	\$1,185,097	\$1,249,113	\$1,314,409	\$1,381,012	\$1,448,946	\$1,518,239	\$1,588,918	\$1,661,010	\$1,734,544	\$1,809,549	\$1,886,054	\$1,964,089	\$2,043,685	\$2,124,872	\$2,207,684
Expenses	(\$682,040)	(\$710,466)	(\$735,266)	(\$761,130)	(\$788,029)	(\$816,022)	(\$845,130)	(\$875,415)	(\$906,930)	(\$939,729)	(\$973,867)	(\$1,009,418)	(\$1,046,430)	(\$1,084,956)	(\$1,125,078)	(\$1,166,865)	(\$1,210,394)	(\$1,255,741)	(\$1,302,988)	(\$1,352,222)	(\$1,403,472)
Net	\$128,022	\$185,286	\$215,090	\$244,228	\$273,977	\$306,315	\$339,967	\$373,698	\$407,479	\$441,283	\$475,078	\$508,821	\$542,488	\$576,054	\$609,466	\$642,684	\$675,660	\$708,348	\$740,696	\$772,650	\$804,212
Capital Expense	(\$60,000)	(\$649,501)	(\$668,985)	(\$26,250)	(\$35,272)	(\$604,171)	(\$234,868)	(\$654,881)	(\$131,319)	(\$380,436)	(\$26,250)	(\$956,539)	(\$956,539)	(\$575,076)	(\$704,720)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)	(\$250,000)	(\$250,000)
Transfer in From Fund 504	\$60,000	\$0	\$0	\$26,250	\$35,272	\$0	\$234,868	\$0	\$131,139	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	\$128,022	(\$464,214)	(\$453,895)	\$244,228	\$273,977	(\$297,856)	\$339,967	(\$281,183)	\$407,299	\$60,847	\$475,078	(\$322,718)	(\$314,051)	\$100,978	\$4,747	(\$118,703)	(\$94,582)	\$120,232	\$490,696	\$522,650	\$554,212
Beginning Equity	\$1,600,000	\$1,728,022	\$1,263,808	\$809,912	\$1,054,140	\$1,328,118	\$1,030,261	\$1,370,229	\$1,089,045	\$1,496,344	\$1,557,191	\$2,032,270	\$1,709,552	\$1,395,501	\$1,496,478	\$1,501,225	\$1,382,522	\$1,287,940	\$1,408,172	\$1,898,869	\$2,421,519
Ending Equity	\$1,728,022	\$1,263,808	\$809,912	\$1,054,140	\$1,328,118	\$1,030,261	\$1,370,229	\$1,089,045	\$1,496,344	\$1,557,191	\$2,032,270	\$1,709,552	\$1,395,501	\$1,496,478	\$1,501,225	\$1,382,522	\$1,287,940	\$1,408,172	\$1,898,869	\$2,421,519	\$2,975,731
City's 504 Fund (\$960,000 in 2021)	\$900,000	\$900,000	\$900,000	\$873,750	\$838,478	\$838,478	\$603,610	\$603,610	\$472,471	\$472,471	\$446,221	\$321,221	\$221,221	\$121,221	\$21,221	\$21,221	\$21,221	\$21,221	\$21,221	\$21,221	\$21,221
<b>Total Funds Available to Park Vista</b>	<b>\$2,628,022</b>	<b>\$2,163,808</b>	<b>\$1,709,912</b>	<b>\$1,927,890</b>	<b>\$2,166,596</b>	<b>\$1,868,739</b>	<b>\$1,973,839</b>	<b>\$1,692,655</b>	<b>\$1,968,815</b>	<b>\$2,029,662</b>	<b>\$2,478,491</b>	<b>\$2,030,773</b>	<b>\$1,616,722</b>	<b>\$1,617,699</b>	<b>\$1,522,446</b>	<b>\$1,403,743</b>	<b>\$1,309,161</b>	<b>\$1,429,393</b>	<b>\$1,920,090</b>	<b>\$2,442,740</b>	<b>\$2,996,952</b>
Recommended Reserve: 10% of operating expense + 2 years of capital Over or (under) recommended reserves	\$777,705	\$1,389,533	\$768,762	\$137,635	\$718,246	\$920,641	\$974,262	\$873,742	\$602,448	\$500,659	\$1,080,176	\$2,014,020	\$1,636,258	\$1,388,291	\$1,578,614	\$1,648,315	\$1,479,398	\$963,691	\$630,299	\$635,222	\$390,347
	\$1,850,317	\$774,275	\$941,150	\$1,790,256	\$1,448,350	\$948,098	\$999,577	\$818,914	\$1,366,367	\$1,529,003	\$1,398,315	\$16,753	(\$19,536)	\$229,408	(\$56,168)	(\$244,572)	(\$170,237)	\$465,703	\$1,289,791	\$1,807,518	\$2,606,605

Revenue Assumptions: 3% increase in rents (2023-2026), and 2% increase thereafter. 2% in parking fee every year, 4 units turning over per year & new tenants assessed at 60% of market rate through 2026 & 65% thereafter (2027 - 2042)

Expense Assumptions: 2% annual increase for management contract, 3% for utilities, 5% for all other expenses

Capital Assumptions: Based on the City's independent facility assessment plan of Park Vista; conducted by the City's Public Works Department

