

	2022	2023	2024	2025	2026
Income					
4000 · Support & Revenue					
4003 · Other Income	1,185.00	5,000.00	5,150.00	5,304.50	5,463.64
4005 · Real Estate Sales	250,025.00	217,525.83	224,051.61	230,773.16	237,696.35
4008 · Grant Income	684,034.00	420,000.00	150,000.00	112,500.00	50,000.00
Total 4000 · Support & Revenue	935,244.00	642,525.83	379,201.61	348,577.66	293,159.99
Total Income	935,244.00	642,525.83	379,201.61	348,577.66	293,159.99
Cost of Goods Sold					
6000 · Cost of Real Estate Sold					
6001 · Acquisition Cost	15,662.00	30,150.00	15,000.00	15,300.00	15,606.00
6002 · Demolition	433,394.00	0.00	0.00	0.00	0.00
6003 · Utilities	1,053.33	1,547.69	1,578.64	1,610.21	1,642.42
6004 · Recording Fees	500.00	6,352.17	6,479.21	6,608.80	6,740.97
6005 · Property Maintenance	25,600.00	32,000.00	32,640.00	33,292.80	33,958.66
6006 · Clean-out	13,433.33	14,105.00	14,810.25	15,550.76	16,328.30
6010 · Appraisal	4,275.00	2,500.00	2,550.00	2,601.00	2,653.02
6015 · Real Estate Tax	10,541.33	24,019.25	24,499.64	24,989.63	25,489.42
6007- Construction Draw	50,000.00	50,000.00	0.00	0.00	0.00
6020 · Selling Expenses	0.00	1,250.00	1,275.00	1,300.50	1,326.51
6021 · Commissions	0.00	8,000.00	8,000.00	8,000.00	8,000.00
6016 - Insurance	733.00	769.65	808.13	848.54	890.97
6060 - Special Projects	95,000.00	200,000.00	0.00	0.00	0.00
6050 - Environmental/Assessment	1,500.00	5,000.00	5,000.00	1,000.00	1,000.00
Total 6000 · Cost of Real Estate Sold	554,459.00	169,924.11	106,832.74	109,253.70	111,745.30
Total COGS	554,459.00	169,924.11	106,832.74	109,253.70	111,745.30
	380,785.00	472,601.73	272,368.87	239,323.96	181,414.69
Expense					
5195 · Meals & Entertainment	308.15	314.31	320.60	327.01	333.55
5000 · Payroll & Benefits					
5005 · Salaries & Wages	189,287.00	207,527.00	211,677.54	215,911.09	220,229.31
5010 · Health Insurance	8,600.00	11,655.30	13,986.36	14,685.68	15,419.96
5015 · Life Insurance	222.00	222.00	222.00	222.00	222.00
5020 · Disability Insurance	1,162.13	1,196.99	1,232.90	1,269.89	1,295.29
5025 · Workers' Comp. Insurance	499.00	499.00	499.00	499.00	499.00
5030 · Retirement Plan Expense	2,800.00	6,225.81	6,350.33	6,477.33	6,606.88
5050 · Payroll Taxes	14,480.46	15,875.82	16,193.33	16,517.20	16,847.54
Total 5000 · Payroll & Benefits	217,050.59	243,201.92	250,161.46	255,582.19	261,119.98
5060 · Professional Fees					
5070 · Legal Fees	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
5075 · Payroll Processing	746.67	784.00	823.20	864.36	907.58
5080 · Consulting Fees	200.00	500.00	500.00	500.00	500.00
5060 · Professional Fees - Other	5,800.00	7,500.00	7,500.00	7,500.00	7,500.00
Total 5060 · Professional Fees	36,746.67	38,784.00	38,823.20	38,864.36	38,907.58
5100 · Marketing					
5105 · Signage	200.00	1,700.00	1,000.00	200.00	200.00
5110 · Print Advertising	275.00	780.50	500.00	510.00	520.00
5100 · Marketing - Other	5,308.00	15,000.00	10,000.00	10,200.00	5,200.00
Total 5100 · Marketing	5,783.00	17,480.50	11,500.00	10,910.00	5,920.00
5130 · Travel and Meetings	6,553.33	8,000.00	8,000.00	8,000.00	8,000.00
5135 · Office Expense	3,408.00	3,510.24	3,615.55	3,724.01	3,798.49
5140 · Rent	5,100.00	5,202.00	5,600.00	5,700.00	5,800.00
5160 Insurance	3,800.00	6,500.00	2,500.00	2,500.00	2,500.00
5145 · Telephone & Internet	3,969.33	4,048.72	4,129.69	4,212.29	4,296.53
5175 · IT	3,552.00	5,400.00	5,400.00	5,400.00	5,400.00
Total Overhead Expense	32,165.67	50,141.46	40,745.24	40,446.30	35,715.03
	94,513.93	159,933.31	-41,715.79	-79,732.59	-138,332.87
	94,513.93	146,660.04	-55,181.63	-93,395.90	-152,161.45