

	2023	2024	2025	2026	2027	2028
Income						
4000 · Support & Revenue						
4003 · Other Income	10,650.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
4005 · Real Estate Sales	513,647.00	217,525.83	224,051.61	230,773.16	237,696.35	240,073.31
4008 · Grant Income	723,291.90	1,420,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Total 4000 · Support & Revenue	1,247,588.90	1,642,525.83	479,051.61	485,773.16	492,696.35	495,073.31
Total Income	1,247,588.90	1,642,525.83	479,051.61	485,773.16	492,696.35	495,073.31
Cost of Goods Sold						
6000 · Cost of Real Estate Sold						
6001 · Acquisition Cost	4,942.86	15,072.00	500.00	500.00	500.00	500.00
6002 · Demolition	356,989.54	996,244.00	105,000.00	105,000.00	0.00	0.00
6003 · Utilities	10,232.81	1,547.69	1,578.64	1,610.21	1,642.42	1,675.26
6004 · Recording Fees	16,149.84	6,352.17	6,479.21	6,608.80	6,740.97	6,875.79
6005 · Property Maintenance	9,578.72	11,973.40	12,212.87	12,457.13	12,706.27	13,087.46
PM - Mowing	40,432.50	41,645.48	42,894.84	44,181.68	45,507.13	46,872.35
6006 · Clean-out	21,425.00	21,425.00	21,425.00	21,425.00	21,425.00	21,425.00
6010 · Appraisal	9,700.00	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32
6015 · Real Estate Tax	22,371.52	1,500.00	1,530.00	1,560.60	1,591.81	1,623.65
6007 · Construction Draw	49,332.47	100,000.00	0.00	0.00	0.00	0.00
6022 · Health Housing Rebates	59,687.50	124,687.50	59,687.50	59,687.50	0.00	0.00
6020 · Selling Expenses	4,258.50	1,250.00	1,275.00	1,300.50	1,326.51	1,353.04
6021 · Commissions	16,150.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
6016 · Insurance	500.00	525.00	551.25	578.81	607.75	638.14
6060 · Special Projects	40,000.00	45,000.00	0.00	0.00	0.00	0.00
6050 · Environmental/Assessment	20,500.00	23,000.00	5,000.00	5,000.00	1,000.00	1,000.00
Total 6000 · Cost of Real Estate Sold	682,251.26	1,415,222.23	283,334.31	285,314.23	118,659.95	120,875.01
Total COGS	682,251.26	1,415,222.23	283,334.31	285,314.23	118,659.95	120,875.01
	565,337.65	227,303.60	195,717.30	200,458.93	374,036.40	374,198.30
Expense						
5195 · Meals & Entertainment	782.01	797.65	813.60	829.88	846.47	863.40
5136 Program Supplies	10,208.42	14,295.00	14,295.00	14,295.00	0.00	0.00
5125 Professional Development	246.50	250.00	250.00	250.00	250.00	250.00
5190 Tools & Supplies	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00
5000 · Payroll & Benefits						
5005 · Salaries & Wages	206,290.18	216,604.69	223,102.83	229,795.91	236,689.79	243,790.49
5010 · Health Insurance	8,298.81	13,126.52	15,751.82	16,539.42	17,366.39	18,234.71
5015 · Life Insurance	222.00	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	1,334.15
5025 · Workers' Comp. Insurance	499.00	499.00	499.00	499.00	499.00	499.00
5030 · Retirement Plan Expense	4,219.52	5,726.72	5,898.52	6,075.48	6,257.74	6,445.47
5050 · Payroll Taxes	15,781.20	16,570.26	17,067.37	17,579.39	18,106.77	18,649.97
Total 5000 · Payroll & Benefits	236,472.84	253,946.18	263,774.45	271,981.09	280,436.98	289,175.79
5060 · Professional Fees						
5070 · Legal Fees	31,000.00	31,000.00	31,000.00	31,000.00	31,000.00	31,000.00
5055 Demo Admin	9,731.25	45,000.00	5,000.00	5,000.00	0.00	0.00
5075 · Payroll Processing	1,120.64	1,176.67	1,235.51	1,297.28	1,362.14	1,430.25
5080 · Consulting Fees	200.00	500.00	500.00	500.00	500.00	500.00
5060 · Professional Fees - Other	8,200.00	25,500.00	25,500.00	25,500.00	25,500.00	25,500.00
Total 5060 · Professional Fees	50,251.89	103,176.67	63,235.51	63,297.28	58,362.14	58,430.25
5100 · Marketing						
5105 · Signage	200.00	1,700.00	1,000.00	200.00	200.00	200.00
5110 · Print Advertising	275.00	780.50	500.00	510.00	520.00	520.00
5100 · Marketing - Other	4,084.89	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Total 5100 · Marketing	4,559.89	7,480.50	6,500.00	5,710.00	5,720.00	5,720.00
5130 · Travel and Meetings	5,542.50	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
5135 · Office Expense	2,337.50	2,407.63	2,479.85	2,554.25	2,605.33	2,657.44
5140 · Rent	5,100.00	5,202.00	5,600.00	5,700.00	5,800.00	5,800.00
5160 Insurance	3,800.00	6,500.00	2,500.00	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	4,382.46
5175 · IT	20,376.44	17,800.00	17,800.00	17,800.00	17,800.00	17,800.00
Total Overhead Expense	45,685.66	51,438.85	47,009.55	46,476.54	46,721.87	46,859.91
	1,040,629.83	1,844,126.58	677,712.41	687,444.01	505,277.41	516,454.36
	206,959.07	-201,600.75	-198,660.80	-201,670.86	-12,581.06	-21,381.04