



	2022 Projection	2023 Budget	2024 Budget	2025 Budget	2026 Budget	
1 <u>Revenues</u>						
2 Genesee County Contributions	\$258,513	\$258,513	\$258,513	\$258,513	\$258,513	*
3 Fees - Project Origination	\$701,468	\$487,000	\$500,560	\$514,527	\$528,913	*
4 Fees - Service	\$85,192	\$87,146	\$89,760	\$92,453	\$95,227	
5 Bank Interest Income	\$9,736	\$5,900	\$6,077	\$6,259	\$6,447	
6 Interest Income on Loans	\$2,744	\$2,170	\$2,235	\$2,302	\$2,371	
7 Rent Income	\$32,910	\$32,910	\$33,897	\$34,914	\$35,962	
8 CAM Income	\$373	\$380	\$391	\$403	\$415	
9 Miscellaneous	\$557	\$5,000	\$5,150	\$5,305	\$5,464	
10 Economic Development Grant (GGLDC / GCFC)	\$628,388	\$300,000	\$300,000	\$300,000	\$300,000	*
11 PIF Grant Income	\$126,729	\$151,906	\$169,905	\$195,075	\$185,925	*
12 CBA	\$448,553	\$448,553	\$448,553	\$448,553	\$448,553	*
13 BP2 Income	\$23,447	\$52,819	\$73,900	\$81,780	\$88,900	*
14 Grants	\$14,036,309	\$4,000,000	\$0	\$0	\$0	*
15 Land Sales	\$67,500	\$0	\$0	\$0	\$0	*
16						
17 Total Revenues	\$16,422,419	\$5,832,297	\$1,888,942	\$1,940,084	\$1,956,689	
18						
19 <u>Expenses</u>						
20 Payroll	\$802,293	\$868,250	\$894,298	\$921,126	\$948,760	
21 Benefits	\$287,762	\$307,143	\$315,475	\$324,058	\$332,897	*
22 Insurance	\$30,387	\$27,355	\$28,176	\$29,021	\$29,892	
23 Utilities	\$9,400	\$10,000	\$10,300	\$10,609	\$10,927	
24 Depreciation	\$655	\$655	\$655	\$655	\$655	*
25 Telecom / Internet / Phone	\$7,696	\$8,000	\$8,240	\$8,487	\$8,742	
26 Rent	\$20,956	\$19,400	\$19,982	\$20,581	\$21,199	
27 Postage	\$1,500	\$1,500	\$1,545	\$1,591	\$1,639	
28 Dues & Subscriptions	\$97,000	\$96,000	\$98,880	\$101,846	\$104,902	
29 Conferences & Meetings	\$16,000	\$34,000	\$35,020	\$36,071	\$37,153	
30 Professional Services	\$110,885	\$206,620	\$100,425	\$103,438	\$106,541	*
31 Travel	\$38,643	\$35,000	\$36,050	\$37,132	\$38,245	
32 Marketing	\$88,350	\$90,000	\$92,700	\$95,481	\$98,345	
33 Supplies	\$4,000	\$4,000	\$4,120	\$4,244	\$4,371	
34 Maintenance & Repair	\$36,810	\$38,000	\$39,140	\$40,314	\$41,524	
35 Site Development	\$2,406,861	\$0	\$0	\$0	\$0	
36 Miscellaneous	\$482	\$0	\$0	\$0	\$0	
37 Furniture & Equipment	\$15,000	\$15,000	\$15,450	\$15,914	\$16,391	
38 CEO's Discretionary Fund	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	*
39 Fees	\$980	\$0	\$0	\$0	\$0	
40 Special District Fees	\$3,518	\$3,030	\$3,121	\$3,215	\$3,311	
41 Interest Expense / Unused Fee	\$153,500	\$143,500	\$133,500	\$123,500	\$113,500	*
42 Closing Costs / Cost of Sales	\$5,775	\$0	\$0	\$0	\$0	
43 Sales Partner Fees	\$1,125	\$0	\$0	\$0	\$0	
44 Development Costs STAMP	\$0	\$0	\$0	\$0	\$0	
45 BP2 Expense	\$0	\$17,244	\$31,435	\$13,435	\$13,435	*
46 Grant Expense	\$0	\$4,000,000	\$0	\$0	\$0	*
47 PIF Expense	\$126,729	\$151,906	\$169,905	\$195,075	\$185,925	*
48 Total Expenses	\$4,269,307	\$6,079,603	\$2,041,416	\$2,088,792	\$2,121,354	
49						
50 Net Profit / Loss	\$12,153,112	(\$247,306)	(\$152,474)	(\$148,708)	(\$164,665)	
51						
52 Cash from Prev. Yr Rev. Collected in Current Yr	\$0	\$0	\$0	\$0	\$0	
53 Appropriated Fund Balance	\$0	\$433,119	\$0	\$0	\$0	
54 J Rental Land Sale - Cash Carry Over Allocation	\$0	\$139,945	\$0	\$0	\$0	
55 NET Profit / LOSS w/ Cash Adjustments	\$12,153,112	\$325,758	(\$152,474)	(\$148,708)	(\$164,665)	

Notes:

* 3% increase for most line items 2024-2026, unless shaded.