

Johnstown Village No. 2
Multi-year Budget

	2022*	2023*	2024	2025	2026	2027
Estimated Assessed Value	280,660	2,632,690	5,588,317	8,740,027	10,965,657	10,965,657
Operating Levy	10.070	10.070	10.070	10.070	10.070	10.070
Revenues						
Property Taxes	2,826	26,511	56,274	88,012	110,424	110,424
Specific Ownership Taxes	170	1,591	3,376	5,281	6,625	6,625
Less Treasurer's Fees	(42)	(398)	(844)	(1,320)	(1,656)	(1,656)
Net Tax Revenue	2,954	27,704	58,806	91,973	115,393	115,393
Expenses						
General & Administrative						
Management	18,000	36,000	39,600	41,184	42,831	44,544
Legal	15,000	40,000	15,000	20,000	15,000	20,000
Other (2% Growth)	20,000	20,400	20,808	21,224	21,648	22,081
Utilities (2% Growth)	41,500	42,330	43,177	44,041	44,922	45,820
Landscape (2% Growth)	51,500	52,530	53,581	54,653	55,746	56,861
Total Expenses	146,000	191,260	172,166	181,102	180,147	189,306
Deficit	(143,046)	(163,556)	(113,360)	(89,129)	(64,754)	(73,913)
Estimated Fee Per Home (Annual)		1,277.78	542.39	337.61	245.28	279.97
Estimated Fee Per Home (Monthly)		106.48	45.20	28.13	20.44	23.33

*Developer to cover deficit through 2023

Year built			2020	2021	2022	2023	2024	2025	Total
Homes built				49	79	81	55	0	264
% of total				18.56%	29.92%	30.68%	20.83%	0.00%	99.99%
Average AV per home	4% Growth				37,413	38,910	40,466	42,085	
Additional AV					2,955,627	3,151,710	2,225,630	-	
Cumulative AV			280,660	2,352,030	5,588,317	8,740,027	10,965,657	10,965,657	
Cumulative Homes				49	128	209	264	264	

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