HOMESTEAD FARM II
FINANCIAL FORECAST
2019

MONTHLY DUES	**900**	**972**	**1,050**	**1,134**	**1,179**	**1,226**	**1,275**	**1,326**	**1,379**	**1,434**	**1,491**	**1,551**	**1,613**	**1,678**	**1,745**
PROPOSED GROWTH RATE		8.0%	8.0%	8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
$ VARIANCE		72	78	84	45	47	49	51	53	55	57	60	62	65	67

	2019	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
OPERATING INCOME															
DUES REVENUE	360,900	389,772	421,050	454,734	472,779	491,626	511,275	531,726	552,979	575,034	597,891	621,951	646,813	672,878	699,745
INTEREST INCOME	184	198	214	231	240	250	260	270	281	292	303	315	328	341	355
NEWSLETTER	3,860	4,014	4,175	4,342	4,516	4,697	4,885	5,080	5,283	5,494	5,714	5,943	6,181	6,428	6,685
TRANSFER FEES	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
OPERATING INCOME	367,944	396,984	428,439	462,307	480,535	499,573	519,420	540,076	561,543	583,820	606,908	631,209	656,322	682,647	709,785
OPERATING EXPENSE	294,688	301,276	313,327	325,860	338,894	352,450	366,548	381,210	396,458	412,316	428,809	445,961	463,799	482,351	501,645
ADDITION TO RESERVE	73,256	95,708	115,112	136,447	141,641	147,123	152,872	158,866	165,085	171,504	178,099	185,248	192,523	200,296	208,140
RESERVE BEG BALANCE	424,322	231,522	281,571	348,259	437,887	122,140	214,283	322,601	171,182	290,166	394,390	406,730	549,560	681,625	834,566
RESERVE INTEREST INCOME	424	232	282	348	438	122	214	323	171	290	394	407	550	682	835
ADDITION TO RESERVE	73,256	95,708	115,112	136,447	141,641	147,123	152,872	158,866	165,085	171,504	178,099	185,248	192,523	200,296	208,140
Pool Reserve Expenditures	226,430	2,163	7,874	10,646	17,398	8,984	15,528	9,238	18,788	12,434	121,078	4,803	28,306	11,083	8,540
Tennis Reserve Expenditures	6,050	19,036	14,511	2,515	3,893	6,706	1,184	411	3,060	20,575	21,860	8,966	9,324	3,723	3,558
Landscape Reserve Expenditures	34,000	24,691	26,322	34,005	436,535	39,412	28,056	300,959	24,424	34,561	23,215	29,056	23,378	33,231	17,023
TOTAL RESERVE EXPENDITURE	266,480	45,890	48,707	47,166	457,826	55,102	44,768	310,608	46,272	67,570	166,153	42,824	61,008	48,037	29,121
RESERVE ENDING BALANCE	231,522	281,571	348,259	437,887	122,140	214,283	322,601	171,182	290,166	394,390	406,730	549,560	681,625	834,566	1,014,420
Desired Minimum Reserve Balance	324,157	331,404	344,660	358,446	372,783	387,695	403,203	419,331	436,104	453,548	471,690	490,557	510,179	530,586	551,810
INVESTMENT INTEREST INCOME RATE		0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%