HOMESTEAD FARM II
FINANCIAL FORECAST
2020

MONTHLY DUES	**972**	**1,050**	**1,134**	**1,179**	**1,226**	**1,275**	**1,326**	**1,379**	**1,434**	**1,477**	**1,521**	**1,567**	**1,614**	**1,662**	**1,712**
PROPOSED GROWTH RATE		8.0%	8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
$ VARIANCE		78	84	45	47	49	51	53	55	43	44	46	47	48	50

	2020	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
OPERATING INCOME															
DUES REVENUE	389,772	421,050	454,734	472,779	491,626	511,275	531,726	552,979	575,034	592,277	609,921	628,367	647,214	666,462	686,512
INTEREST INCOME	198	214	231	240	249	259	270	280	291	300	309	318	328	338	348
NEWSLETTER	3,000	3,120	3,245	3,375	3,510	3,650	3,796	3,948	4,106	4,270	4,441	4,619	4,804	4,996	5,196
TRANSFER FEES	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
OPERATING INCOME	396,770	428,184	462,010	480,194	499,185	518,984	539,592	561,007	583,231	600,647	618,471	637,104	656,146	675,596	695,856
OPERATING EXPENSE	317,426	314,523	327,104	340,188	353,796	367,948	382,666	397,973	413,892	430,448	447,666	465,573	484,196	503,564	523,707
ADDITION TO RESERVE	79,344	113,661	134,906	140,006	145,389	151,036	156,926	163,034	169,339	170,199	170,805	171,531	171,950	172,032	172,149
RESERVE BEG BALANCE	254,397	283,541	315,068	377,173	98,512	192,475	294,103	394,145	510,837	329,484	327,490	428,500	444,038	552,826	690,778
RESERVE INTEREST INCOME	254	284	315	377	99	192	294	394	511	329	327	428	444	553	691
ADDITION TO RESERVE	79,344	113,661	134,906	140,006	145,389	151,036	156,926	163,034	169,339	170,199	170,805	171,531	171,950	172,032	172,149
Pool Reserve Expenditures	5,904	6,490	30,259	17,899	2,555	14,931	28,293	17,107	11,956	116,421	33,098	124,240	10,656	10,390	33,317
Tennis Reserve Expenditures	20,600	22,930	2,418	3,744	6,448	1,139	395	2,942	22,631	23,980	10,160	10,567	3,580	4,329	540
Landscape Reserve Expenditures	23,950	52,998	40,439	397,401	42,522	33,531	28,490	26,687	316,616	32,121	26,863	21,614	49,369	19,914	20,621
TOTAL RESERVE EXPENDITURE	50,454	82,418	73,116	419,043	51,525	49,601	57,177	46,737	351,202	172,522	70,122	156,421	63,606	34,634	54,479
RESERVE ENDING BALANCE	283,541	315,068	377,173	98,512	192,475	294,103	394,145	510,837	329,484	327,490	428,500	444,038	552,826	690,778	809,139
Desired Minimum Reserve Balance	349,169	345,975	359,814	374,207	389,176	404,743	420,933	437,770	455,281	473,493	492,433	512,130	532,616	553,920	576,078
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%