HOMESTEAD FARM II
FINANCIAL FORECAST
2021

ANNUAL DUES	**1,050**	**1,134**	**1,179**	**1,226**	**1,275**	**1,326**	**1,379**	**1,434**	**1,491**	**1,536**	**1,582**	**1,629**	**1,678**	**1,728**	**1,780**
PROPOSED GROWTH RATE		8.0%	4.0%	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		84	45	47	49	51	53	55	57	45	46	47	49	50	52

	2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
OPERATING INCOME															
DUES REVENUE	421,050	454,734	472,779	491,626	511,275	531,726	552,979	575,034	597,891	615,936	634,382	653,229	672,878	692,928	713,780
INTEREST INCOME	214	231	240	249	259	270	280	291	303	312	321	331	341	351	361
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	428,064	461,885	480,064	499,050	518,844	539,446	560,855	583,073	606,100	624,318	642,944	661,979	681,823	702,075	723,137
OPERATING EXPENSE	333,751	325,261	338,271	351,802	365,874	380,509	395,729	411,558	428,020	445,141	462,947	481,465	500,724	520,753	541,583
ADDITION TO RESERVE	94,313	136,624	141,793	147,248	152,970	158,937	165,126	171,515	178,080	179,177	179,997	180,514	181,099	181,322	181,554
RESERVE BEG BALANCE	299,554	323,607	405,780	140,960	229,419	333,617	428,232	528,955	375,988	386,258	507,622	528,349	652,903	759,750	892,596
RESERVE INTEREST INCOME	90	97	122	42	69	100	128	159	113	116	152	159	196	228	268
ADDITION TO RESERVE	94,313	136,624	141,793	147,248	152,970	158,937	165,126	171,515	178,080	179,177	179,997	180,514	181,099	181,322	181,554
Pool Reserve Expenditures	11,750	12,376	16,548	2,362	13,804	26,158	15,816	7,896	107,638	7,117	114,867	9,474	36,023	3,330	2,251
Tennis Reserve Expenditures	20,600	1,664	2,217	7,255	1,696	365	1,265	19,410	23,745	11,031	9,770	3,310	4,003	500	520
Landscape Reserve Expenditures	38,000	40,508	387,970	49,213	33,341	37,899	47,449	297,335	36,541	39,782	34,786	43,336	34,422	44,874	27,620
TOTAL RESERVE EXPENDITURE	70,350	54,548	406,736	58,830	48,842	64,422	64,531	324,640	167,923	57,929	159,422	56,119	74,448	48,703	30,391
RESERVE ENDING BALANCE	323,607	405,780	140,960	229,419	333,617	428,232	528,955	375,988	386,258	507,622	528,349	652,903	759,750	892,596	1,044,027
Desired Minimum Reserve Balance	367,126	357,787	372,098	386,982	402,461	418,560	435,302	452,714	470,822	489,655	509,242	529,612	550,796	572,828	595,741
INVESTMENT INTEREST INCOME RATE		0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%