HOMESTEAD FARM II
FINANCIAL FORECAST
2022

ANNUAL DUES	**1,134**	**1,179**	**1,226**	**1,275**	**1,326**	**1,379**	**1,434**	**1,491**	**1,551**	**1,598**	**1,646**	**1,695**	**1,746**	**1,798**	**1,852**
PROPOSED GROWTH RATE		4.0%	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		45	47	49	51	53	55	57	60	47	48	49	51	52	54

	2022	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
OPERATING INCOME															
DUES REVENUE	454,734	472,779	491,626	511,275	531,726	552,979	575,034	597,891	621,951	640,798	660,046	679,695	700,146	720,998	742,652
INTEREST INCOME	25	238	248	258	268	279	290	301	313	323	332	342	352	363	374
NEWSLETTER	1,525	1,586	1,649	1,715	1,784	1,855	1,929	2,006	2,086	2,169	2,256	2,346	2,440	2,538	2,640
TRANSFER FEES	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
OPERATING INCOME	458,684	477,003	495,923	515,648	536,178	557,513	579,653	602,598	626,750	645,690	665,034	684,783	705,338	726,299	748,066
Non-recurring Operating Expense	30,000														
OPERATING EXPENSE	362,728	377,237	392,326	408,019	424,340	441,314	458,967	477,326	496,419	516,276	536,927	558,404	580,740	603,970	628,129
ADDITION TO RESERVE	65,956	99,766	103,597	107,629	111,838	116,199	120,686	125,272	130,331	129,414	128,107	126,379	124,598	122,329	119,937
RESERVE BEG BALANCE	379,609	243,029	74,340	81,480	108,762	130,846	167,880	207,572	113,277	160,707	193,811	245,669	285,848	238,981	278,794
RESERVE INTEREST INCOME	114	73	22	24	33	39	50	62	34	48	58	74	86	72	84
ADDITION TO RESERVE	65,956	99,766	103,597	107,629	111,838	116,199	120,686	125,272	130,331	129,414	128,107	126,379	124,598	122,329	119,937
Pool Reserve Expenditures	13,700	17,472	3,786	15,973	29,246	15,816	6,959	141,528	6,843	36,010	13,174	31,085	96,062	18,815	19,048
Tennis Reserve Expenditures	2,200	3,016	1,893	1,969	702	1,947	26,066	29,806	11,838	9,821	4,071	5,157	1,921	999	520
Landscape Reserve Expenditures	186,750	248,040	90,800	62,430	59,838	61,441	48,019	48,295	64,254	50,528	59,062	50,032	73,567	62,773	51,864
TOTAL RESERVE EXPENDITURE	202,650	268,528	96,479	80,372	89,787	79,204	81,044	219,629	82,935	96,358	76,307	86,275	171,551	82,588	71,432
RESERVE ENDING BALANCE	243,029	74,340	81,480	108,762	130,846	167,880	207,572	113,277	160,707	193,811	245,669	285,848	238,981	278,794	327,384
Desired Minimum Reserve Balance	399,001	414,961	431,559	448,821	466,774	485,445	504,864	525,059	546,061	567,904	590,620	614,244	638,814	664,367	690,942
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%