

## 2018 Budget Summary

2017 Budget	2018 Budget	Budgetary Points and Explanations 2018
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### Dues Revenue

	2017 Budget	2018 Budget	Budgetary Points and Explanations 2018
Owner Dues - LOTS	505,796	490,140	Monthly dues from Single Family/Duplex Residences at \$105.00 per Month
Owner Dues - UNITS	542,610	542,610	Monthly dues from Town Homes/ Condominiums at \$105.00 per Month
Tenant Dues	13,000	14,000	Monthly dues from additional Homestead renters - \$70 per month
Member Dues	250,000	290,000	Monthly dues from Non-resident members in 2 levels. 2017 Inc. \$110 and \$150

### Activity Revenue

	2017 Budget	2018 Budget	Budgetary Points and Explanations 2018
Guest Fees	15,000	15,000	\$15 per day charge for local guests of members
Locker Revenue	800	700	\$8 per month fee for permanent locker
Tanning Revenue	0	0	Tanning Bed removed March 2014.
Kids Camp	65,000	75,000	Summer 3 month program 5 days a week, after school 5 days 3 hours
Babysitting	4,000	3,500	Daily Chilcare at \$6 PH
Swimming	10,000	10,000	Swim lessons and group instruction (Eagle-Vail New Pool Open)
Personal Training	97,500	115,000	Gross income from in house trainers and Pilates instruction
Personal Train Contractor Rental	7,800	7,800	Rent from trainer that rents the weight room
Design Review Fees	1,000	1,000	DRC fees and fines
Statement Prep Fee	2,000	2,000	\$100 fee charged for title papers preparation
Aerobics Revenue	1,000	500	Specialty class income
Deposits Forfeited	100	100	Initiation deposits from old members forfeited
Other Revenue	0	0	
Room Rental	200	100	Rental of community room space
Late Fees	10,000	8,000	Fees imposed on delinquent accounts
Rental/Property Revenue	71,239	82,000	Rent from Montessori school, HCC10, managers Apt. #2-2 months, AT&T
Interest Income	10,000	18,000	Interest from bank accounts and CD's.
Administrative set-up Fee	7,500	7,500	\$250 new membership administration fee
Racquet Sports Revenue	225,000	225,000	Tennis income from lessons, leagues, clinics, and tournaments
Pro Shop	25,000	20,000	Pro shop clothing, food & beverage, and equipment
<b>TOTAL INCOME</b>	<b>1,864,545</b>	<b>1,927,950</b>	

### Activity Expense

	2017 Budget	2018 Budget	Budgetary Points and Explanations 2018
Kids Camp Expense	8,000	8,500	Snacks and supplies for kids camp
Babysitting	1,000	1,000	Snacks, teaching supplies, and minor upgrades
Swimming Expense	1,000	1,000	Replacement equipment and marketing for program
Aerobics Room Expense	4,000	5,000	Equipment, software, and average repair for rooms
Racquet Sports Expense	13,000	15,000	Consumables, tournament expenses, and special events
Cardio Expense	10,000	10,000	Equipment, software, and average repair.
Weight Room Expense	6,000	7,000	Replacement equipment and maintenance
Pro Shop COG	17,500	12,500	Cost of all goods including shipping

### Maintenance Expense

	2017 Budget	2018 Budget	Budgetary Points and Explanations 2018
Pool Maintenance	9,000	10,000	Pool room maintenance and repair
Pool Chemicals	4,000	5,000	All pool and spa specific chemicals
Tennis Court Maintenance	7,000	9,000	Indoor and outdoor tennis court maintenance without surfacing costs
Cleaning Supplies	19,000	19,000	Cleaning products, plastics, paper goods and chemicals
Maintenance Supplies	7,500	7,500	All supplies, parts, and consumables for HCC
Linens	4,000	4,000	Towels
Locker Room Amenities	3,000	3,000	Locker room soaps, mats, and improvements
DMX Cable Expense	9,000	9,000	Cable TV, XM music, and internet
Building Maintenance	22,000	22,000	HCC maintenance for the interior and exterior
Maintenance Equipment	5,500	6,500	New equipment and repair for maintenance department

### Grounds Expense

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Truck Expense	6,000	6,000	Maintenance and fuel for Homestead truck and equipment
Grounds	20,000	20,000	Maintenance on HCC exterior, open space and park
Snow Removal	2,000	2,000	Maintenance on snow removal equipment and fuel
Landscape Maintenance	19,000	20,000	Maintenance for all Homestead open space, trails, and parks

### Membership Expense

Special Events	38,000	40,000	Events in 2018
Member Communications	3,500	3,500	Newsletter and web/email communication
Meeting Expense	2,500	2,500	Board and committee meetings
Postage	6,000	6,000	Newsletter and other mailings
Design Review Expense	1,000	2,000	Staff architect fee and enforcement costs

### Utilities Expense

Telephone	3,600	3,600	
Electric	42,000	42,000	
Natural Gas	21,000	21,000	
Water	32,000	42,000	Includes all HCC, landscaping irrigation watering
Trash Removal	4,400	5,500	

### Operating Expense

Salaries and Wages	787,972	814,940	All payroll and personnel, Including commission percentages
Payroll Taxes	71,434	73,344	Based on 9% of total payroll (company paid taxes)
Property Taxes	15,000	15,000	
Bad Debts	4,000	4,000	Foreclosure Bankruptcy losses
Education	6,000	10,000	Staff, board, and HOA education
Association Membership Fees	500	500	Local and nationwide membership
Bank Charges	5,000	5,000	CC%
Office Supplies	20,000	24,500	Technology, office supplies, and monthly operating software fee increase
Copier Lease	7,200	7,290	Copier lease
Employee Expense	13,375	14,000	Uniforms, job ads, employee events, training materials, ski passes, etc.
Furniture	0	0	Upgrades to common areas and offices, new tables
Accounting	45,000	45,000	Tax work, bookkeeping, yearly review, and monthly review
Legal	8,000	8,000	
Homestead CCTH Dues	4,656	4,656	Monthly Dues
Insurance	97,504	103,216	D&O, liability, workers comp, umbrella, health
Other Expense	7,000	7,000	5 & 10 year capital and general plan meetings, ASG changes, trails map, other

### Reserve Fund

Loan Payment & Cap. Imp.	170,084	170,084	Capital improvements (Includes Loan Pay)
Replacement Reserve	250,320	250,320	Board set reserve contribution based on 2016 reserve study

<b>TOTAL OPERATING EXPENSES</b>	<b>1,864,545</b>	<b>1,927,950</b>	
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### Grand Totals

<b>TOTAL INCOME</b>	<b>1,864,545</b>	<b>1,927,950</b>	
<b>TOTAL EXPENSE</b>	<b>1,864,545</b>	<b>1,927,950</b>	
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	