

2020 Budget Summary

2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
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Dues Revenue

	2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
Owner Dues - LOTS	490,140	483,840	Monthly dues from Single Family/Duplex Residences at \$105.00 per Month
Owner Dues - UNITS	542,610	543,060	Monthly dues from Town Homes / Condominiums at \$105.00 per Month
Tenant Dues	20,000	18,000	Monthly dues from additional Homestead renters - \$70 per month
Member Dues	300,000	300,000	Monthly dues from Non-resident members in 2 levels. 2017 Inc. \$110 and \$150

Activity Revenue

	2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
Guest Fees	20,000	25,000	\$15 per day charge for local guests of members
Locker Revenue	900	800	\$8 per month fee for permanent locker
Kids Camp	85,000	90,000	Summer 3 month program 5 days a week, after school 5 days 3 hours
Babysitting	3,500	2,000	Daily Childcare at \$6 PH
Swimming	12,500	6,000	Swim lessons and group instruction
Personal Training	125,000	130,000	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	3,000	3,000	\$100 fee charged for title papers preparation
Aerobics Revenue	500	500	Specialty class income
Deposits Forfeited	100	100	Initiation deposits from old members forfeited
Late Fees	7,000	7,000	Fees imposed on delinquent accounts
Rental/Property Revenue	82,000	77,000	Rent from Montessori school, HCC10, managers Apt. #2, AT&T
Interest Income	18,000	18,000	Interest from bank accounts and CD's.
Administrative set-up Fee	7,500	7,000	\$250 new membership administration fee
Racquet Sports Revenue	225,000	220,000	Tennis income from lessons, leagues, clinics, and tournaments
Pro Shop	20,000	20,000	Pro shop clothing, food & beverage, and equipment
TOTAL INCOME	1,971,550	1,960,100	

Activity Expense

	2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
Kids Camp Expense	9,500	11,000	Snacks and supplies for kids camp and after school
Babysitting	1,000	500	Snacks, teaching supplies
Swimming Expense	1,000	500	Replacement equipment and marketing for program
Aerobics Room Expense	6,000	6,000	Equipment, software, and average repair for rooms
Racquet Sports Expense	15,000	14,000	Consumables, tournament expenses, and special events
Cardio Expense	10,000	10,000	Equipment, software, and average repair.
Weight Room Expense	7,000	7,000	Replacement equipment and maintenance
Pro Shop COG	12,500	13,000	Cost of all goods including shipping

Maintenance Expense

	2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
Pool Maintenance	10,000	10,000	Pool room maintenance and repair
Pool Chemicals	5,000	4,000	All pool and spa specific chemicals
Tennis Court Maintenance	9,000	8,000	Indoor and outdoor tennis court maintenance and equipment
Cleaning Supplies	21,000	22,000	Cleaning products, plastics, paper goods and chemicals
Maintenance Supplies	8,000	8,000	All supplies, parts, and consumables for HCC
Linens	3,500	3,500	Towels
Locker Room Amenities	3,000	2,500	Locker room soaps, mats, and improvements
DMX Cable Expense	10,000	11,000	DirectTV, XM music, and internet
Building Maintenance	20,000	19,000	HCC maintenance for the interior and exterior
Maintenance Equipment	6,500	6,500	New equipment and repair for maintenance department

Grounds Expense

	2019 Budget	2020 Budget	Budgetary Points and Explanations 2020
Truck Expense	6,000	7,000	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

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Landscape Maintenance	20,000	20,000	Maintenance for all Homestead open space, trails, and parks. Dog bags
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Membership Expense

Special Events	44,000	46,000	Events in 2019
Member Communications	3,500	3,500	Newsletter and web/email communication
Meeting Expense	2,500	2,500	Board, committee, and employee meetings
Postage	6,000	6,000	Newsletter and other mailings
Design Review Expense	2,000	1,000	Staff architect fee and enforcement costs

Utilities Expense

Telephone	4,200	4,500	
Electric	47,000	47,000	
Natural Gas	19,000	18,000	
Water	42,000	41,000	Includes all HCC, landscaping irrigation watering, clay courts
Trash Removal	5,500	5,500	

Operating Expense

Salaries and Wages	841,741	864,135	All payroll and personnel, including commission percentages
Payroll Taxes	81,549	82,549	Based on 9.7% of total payroll (company paid taxes)
Property Taxes	15,000	15,000	
Bad Debts	2,000	1,000	Foreclosure Bankruptcy losses
Education	10,000	8,000	Staff, board, and HOA education
Association Membership Fees	500	500	Local and nationwide membership
Bank Charges	5,000	5,600	CC%
Office Supplies	26,000	26,000	Technology, office supplies, and monthly operating software fee increase
Copier Lease	8,000	8,000	Copier lease
Employee Expense	14,000	14,000	Uniforms, job ads, employee events, training materials, ski passes, etc.
Accounting	49,000	49,000	Tax work, bookkeeping, yearly review, and monthly review
Legal	5,000	3,000	
Homestead CCTH Dues	4,656	5,124	Monthly Dues
Insurance	100,000	100,000	D&O, liability, workers comp, umbrella, health
Other Expense	7,000	7,000	ASG changes, trails map and signs, other

Reserve Fund

Loan Payment & Cap. Imp.	170,084	140,372	Capital improvements (Includes Loan Pay)
Replacement Reserve	250,320	250,320	Board set reserve contribution based on (preliminary) 2019 reserve study

TOTAL OPERATING EXPENSES	1,971,550	1,960,100	
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Grand Totals

TOTAL INCOME	1,971,550	1,960,100	
TOTAL EXPENSE	1,971,550	1,960,100	
NET INCOME (LOSS)	0	0	