

2021 Budget Summary

2020 Budget	2021 Budget	Budgetary Points and Explanations 2021
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Dues Revenue

Owner Dues - LOTS	483,840	489,037	Monthly dues from Single Family/Duplex Residences at \$105.00 per Month
Owner Dues - UNITS	543,060	541,800	Monthly dues from Town Homes / Condominiums at \$105.00 per Month
Tenant Dues	18,000	20,000	Monthly dues from additional Homestead renters - \$70 per month
Member Dues	300,000	250,000	Monthly dues from Non-resident members in 2 levels. 2017 Inc. \$110 and \$150

Activity Revenue

Guest Fees	25,000	25,000	\$20 per day charge for guests of members
Locker Revenue	800	400	\$8 per month fee for permanent locker
Kids Camp	90,000	75,000	Summer 3 month program 5 days a week, after school 5 days 3 hours
Babysitting	2,000	1,000	Daily Childcare at \$6 PH
Swimming	6,000	4,000	Swim lessons and group instruction
Personal Training	130,000	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	2,500	\$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	77,000	77,000	Rent from Montessori school, HCC10, managers Apt. #2, AT&T
Interest Income	18,000	9,000	Interest from bank accounts and CD's.
Administrative set-up Fee	7,000	8,000	\$250 new membership administration fee
Racquet Sports Revenue	220,000	220,000	Tennis income from lessons, leagues, clinics, and tournaments
Pro Shop	20,000	17,000	Pro shop clothing, food & beverage, and equipment
TOTAL INCOME	1,960,100	1,886,137	

Activity Expense

Kids Camp Expense	11,000	6,500	Snacks and supplies for kids camp and after school
Babysitting	500	200	Snacks, teaching supplies
Swimming Expense	500	200	Replacement equipment and marketing for program
Aerobics Room Expense	6,000	4,000	Equipment, software, and average repair for rooms
Racquet Sports Expense	14,000	8,000	Consumables, tournament expenses, and special events
Cardio Expense	10,000	8,000	Equipment, software, and average repair.
Weight Room Expense	7,000	3,500	Replacement equipment and maintenance
Pro Shop COG	13,000	12,500	Cost of all goods including shipping

Maintenance Expense

Pool Maintenance	10,000	10,000	Pool room maintenance and repair
Pool Chemicals	4,000	4,000	All pool and spa specific chemicals
Tennis Court Maintenance	8,000	7,000	Indoor and outdoor tennis court maintenance and equipment
Cleaning Supplies	22,000	28,000	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	2,500	2,000	Locker room soaps, mats, and improvements
DMX Cable Expense	11,000	12,000	DirectTV, XM music, and internet
Building Maintenance	19,000	19,000	HCC maintenance for the interior and exterior
Maintenance Equipment	6,500	5,500	New equipment and repair for maintenance department

Grounds Expense

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Truck Expense	7,000	7,000	Maintenance and fuel for Homestead truck and vans
Grounds	20,000	20,000	Maintenance on HCC exterior, open space and parks
Snow Removal	2,000	2,000	Maintenance on snow removal equipment and fuel
Landscape Maintenance	20,000	20,000	Maintenance for all Homestead open space, trails, and parks. Dog bags

Membership Expense

Special Events	46,000	8,635	Events in 2021
Member Communications	3,500	4,000	Newsletter and web/email communication
Meeting Expense	2,500	1,500	Board, committee, and employee meetings
Postage	6,000	6,000	Newsletter and other mailings
Design Review Expense	1,000	1,000	Staff architect fee and enforcement costs

Utilities Expense

Telephone	4,500	4,700	
Electric	47,000	37,000	
Natural Gas	18,000	18,000	
Water	41,000	56,000	Includes all HCC, landscaping irrigation watering, clay courts
Trash Removal	5,500	5,500	

Operating Expense

Salaries and Wages	864,135	864,135	All payroll and personnel, including commission percentages
Payroll Taxes	82,549	73,451	Based on 8.5% of total payroll (company paid taxes)
Property Taxes	15,000	16,000	
Bad Debts	1,000	1,000	Foreclosure Bankruptcy losses
Education	8,000	6,000	Staff, Board, and HOA education
Association Membership Fees	500	500	Local and nationwide membership
Bank Charges	5,600	8,000	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	12,000	Uniforms, job ads, employee events, training materials, ski passes, etc.
Accounting	49,000	49,000	Tax work, bookkeeping, yearly review, and monthly review
Legal	3,000	3,000	
Homestead CCTH Dues	5,124	5,124	Monthly Dues
Insurance	100,000	103,000	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.	140,372	120,372	Capital improvements (Includes Loan Pay)
Replacement Reserve	250,320	250,320	Board set reserve contribution based on (preliminary) 2019 reserve study

TOTAL OPERATING EXPENSES	1,960,100	1,886,137	
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Grand Totals

TOTAL INCOME	1,960,100	1,886,137	
TOTAL EXPENSE	1,960,100	1,886,137	
NET INCOME (LOSS)	0	0	