

2025 Budget Summary

2024 Budget	2025 Budget	Budgetary Points and Explanations 2025
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Dues Revenue

Owner Dues - LOTS	535,440	535,440	Monthly dues from single family/duplex residences at \$115.00 per month
Owner Dues - UNITS	593,565	593,565	Monthly dues from town homes / condominiums at \$115.00 per month
Tenant Dues	18,000	23,000	Monthly dues from additional Homestead renters - \$70 per month
Non-Resident Member Dues	375,000	365,000	Monthly dues from non-resident members in 2 levels. 2023 Inc. \$125 and \$170

Activity Revenue

Guest Fees	22,000	22,000	\$20 adult \$10 child per day charge for guests of members
Locker Revenue	0	0	\$8 per month fee for permanent locker
Kids Camp	90,000	115,000	Summer 3 month program 5 days a week, after school 5 days 3 hours
Babysitting	0	0	Daily childcare at \$6 PH
Swimming	5,000	7,500	Swim lessons and group instruction
Personal Training	160,000	170,000	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	1,000	1,500	\$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	2,500	3,000	Fees imposed on delinquent accounts
Rental/Property Revenue	93,953	84,000	Rent from Montessori school, HCC10, AT&T/T-Mobile
Interest Income	35,000	35,000	Interest from bank accounts and CD's.
Administrative set-up Fee	10,000	10,000	\$300 new membership administration fee
Racquet Sports Revenue	230,000	230,000	Tennis income from lessons, leagues, clinics, and tournaments
Pro Shop	18,000	20,000	Pro shop clothing, food & beverage, and equipment
TOTAL INCOME	2,198,858	2,224,405	

Activity Expense

Kids Camp Expense	8,000	8,000	Snacks and supplies for kids camp and after school
Babysitting	0	0	Snacks, teaching supplies
Swimming Expense	1,000	500	Replacement equipment and marketing for program
Aerobics Room Expense	4,000	4,000	Equipment, software, and average repair for rooms
Racquet Sports Expense	9,000	8,000	Consumables, tournament expenses, and special events
Cardio Expense	8,000	8,000	Equipment, software, and average repair.
Weight Room Expense	4,000	5,000	Replacement equipment and maintenance
Pro Shop COG	13,000	14,500	Cost of all goods including shipping

Maintenance Expense

Pool Maintenance	9,000	11,000	Pool room maintenance and repair
Pool Chemicals	6,000	6,000	All pool and spa specific chemicals
Tennis Court Maintenance	10,000	10,000	Indoor and outdoor tennis court maintenance and equipment
Cleaning Supplies	28,000	24,000	Cleaning products, plastics, paper goods and chemicals
Maintenance Supplies	8,000	6,000	All supplies, parts, and consumables for HCC
Linens	4,000	4,000	Towels
Locker Room Amenities	3,000	2,000	Locker room soaps, mats, and improvements
DMX Cable Expense	15,000	15,000	DirecTV, XM music, and internet
Building Maintenance	18,000	16,000	HCC maintenance for the interior and exterior
Maintenance Equipment	6,000	5,000	New equipment, tools and repair for maintenance department

Grounds Expense

Truck Expense	7,000	6,000	Maintenance and fuel for Homestead truck and vans
Grounds	18,000	16,000	Maintenance on HCC exterior, open space and parks
Snow Removal	2,000	2,000	Maintenance on snow removal equipment and fuel

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Landscape Maintenance	20,000	20,000	Maintenance on HOA open space, trails consulting 2024, and parks. Dog bags
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Membership Expense

Special Events	65,000	65,000	Events in 2024 - full schedule
Member Communications	3,000	3,000	Newsletter and web/email communication
Meeting Expense	2,500	3,500	Board, committee, and employee meetings
Postage	8,500	8,500	Newsletter and other mailings
Design Review Expense	1,000	1,000	Staff architect fee and enforcement costs

Utilities Expense

Telephone	5,500	5,500	
Electric	45,000	45,000	
Natural Gas	40,000	38,000	
Water	62,000	60,000	Includes all HCC, landscaping irrigation watering, clay courts
Trash Removal	10,000	10,000	

Operating Expense

Salaries and Wages	1,036,135	1,069,200	All payroll and personnel, Including commission percentages
Payroll Taxes	87,422	89,909	Based on 8.5% of total payroll (company paid taxes)
Property Taxes	19,000	15,000	
Bad Debts	1,000	1,000	Foreclosure and bankruptcy losses
Education	6,000	4,000	Staff, Board, and HOA education
Association Membership Fees	500	500	Local and nationwide membership
Bank Charges	10,000	10,000	CC% and EFT fees
Office Supplies	26,000	26,000	Technology, office supplies, and monthly operating software fee increase
Copier Lease	7,000	7,000	Copier lease
Employee Expense	14,000	10,000	Uniforms, job ads, employee events, training materials, ski passes, etc.
Accounting	62,000	62,000	Tax work, payroll, bookkeeping, yearly review, and monthly review
Legal	5,000	5,000	
Homestead CCTH Dues	6,617	10,896	Monthly Dues
Insurance	120,000	130,080	D&O, liability, workers comp, umbrella, health
Other Expense	6,364	5,000	ASG changes, trails map and signs, other

Reserve Fund

Loan Payment	0	0	Loan Pay - Payed off!
Replacement Reserve	348,320	348,320	Board set reserve contribution based on 2023 reserve study (16% of Income)

TOTAL OPERATING EXPENSES	2,198,858	2,224,405	
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Grand Totals

TOTAL INCOME	2,198,858	2,224,405	
TOTAL EXPENSE	2,198,858	2,224,405	
NET INCOME (LOSS)	0	0	