

Poolside
Updated June 9, 2016
Joe Ingram

	Actual		Projections						
Target Year	2015	2016	2017	2018	2019	2020	2021	2022	2023
Number of homes	12	12	12	12	12	12	12	12	12
		6.2%	2.0%	2.0%	2.0%	2.0%	1.3%	1.3%	1.3%
Total Regime Income	33,083	35,150	35,845	36,551	37,267	37,995	38,494	39,005	39,528
1st Qtr	6,742	18,398	8,961	9,138	9,317	9,499	9,623	9,751	9,882
2nd Qtr	8,780		8,961	9,138	9,317	9,499	9,623	9,751	9,882
3rd Qtr	8,780	8,376	8,961	9,138	9,317	9,499	9,623	9,751	9,882
4th Qtr	8,780	8,376	8,961	9,138	9,317	9,499	9,623	9,751	9,882
Assessed Income	33,083	35,150	35,845	36,551	37,267	37,995	38,494	39,005	39,528
Other Income-Includes LP Gas recovery	6,398								
Total Income	39,481	35,150	35,845	36,551	37,267	37,995	38,494	39,005	39,528
Total Regime Expenses									
SNHA Regime Basic Service Fee	4,560	4,860	5,160	5,460	5,760	6,060	6,121	6,182	6,244
Planning	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072
Accounting	660	660	667	673	680	687	694	701	708
Insurance	5,789	6,016	6,136	6,259	6,384	6,512	6,642	6,775	6,910
Regime Property Services Contract (SNMCO)									
Routine Common Property Maintenance	5,052	6,208	6,394	6,586	6,784	6,987	7,197	7,413	7,635
Snow removal roofs	1,440	1,483	1,528	1,574	1,621	1,669	1,719	1,771	1,824
SNHA Project Management	792	923	951	979	1,009	1,039	1,070	1,102	1,135
Reserve Fund Contribution	13,996	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Other-Includes LP Gas expense	6,192								
Total Expense	39,481	35,150	35,845	36,551	37,267	37,995	38,494	39,005	39,528
Reserve Balance - Beginning Year	49,079	63,075	77,075	88,075	2,075	16,075	30,075	44,075	58,075
Reserve Contribution	13,996	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Total available from Reserves	63,075	77,075	91,075	102,075	16,075	30,075	44,075	58,075	72,075
Projects-Target Year from Reserves	-	-	3,000	100,000	-	-	-	-	25,600
Projected Year End Reserve Balance	63,075	77,075	88,075	2,075	16,075	30,075	44,075	58,075	46,475
SNHA fees included in above calculations									
SNHA Basic Service Fee/Home	380	405	430	455	480	505	510	515	520
LP Gas Service Fee/Home	38	38	38	39	39	40	40	40	41
Planning Fee/Regime	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072
Accounting Fee/Home	55	55	56	56	57	57	58	58	59

Anticipated Rate of Increase 1% on above SNHA fees

Poolside Project Summary - Draft to be reviewed with Homeowners for agreement
 Last Update 09-19-13 by Joe and Jay on Project estimates
 Current update on numbers 6-9-16

	Target Year for Project	Life	2012 Base	Annualized Contribution	Actual 2015	Budgets 2016	2017	2018	2019
Improvements									
Maintenance									
Inspection of Landscape Plantings		1							
Spring and Fall Maintenance - Painting etc... (10 year average)					5,051	6,208	6,394	6,586	6,784
Propane Heating Systems - inspect and service as needed		1							
Propane Infrastructure		20							
Reserve Funded									
Fire Alarm - Central Building Panel and system upgrade		20	15,000	750					
Building Identification Sign - Maintain		15	1,500	100					
Gutters - replace		15	3,000	200					
Storm Doors - Replace		15	4,800	320					
Hand Rails - replace									
Decks - replace decking		10		-			3,000		
Decks - replace lower level decks		10		-					
Siding - replace and repair as needed		??							
Major renovation includes siding, doors, windows, & decks		25	300,000	12,000					
Roof - replace shingles and address energy issues		20		-				100,000	
Siding and Exterior surfaces - restain		5	8,000	1,600					
Maintenance Total					5,051	6,208	6,394	6,586	6,784
Reserve Total					-	-	3,000	100,000	-
Snow removal decks and roofs		1			1,440	1,483	1,528	1,574	1,621
Total					14,970	7,691	10,922	108,160	8,404

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	Target Year for Project	Life	2012 Base	Annualized Contribution	2020	2021	2022	2023	Totals
Improvements									-
Maintenance									-
Inspection of Landscape Plantings		1							-
Spring and Fall Maintenance - Painting etc... (10 year average)					6,987	7,197	7,413	7,635	82,632
Propane Heating Systems - inspect and service as needed		1							-
Propane Infrastructure		20							-
Reserve Funded									-
Fire Alarm - Central Building Panel and system upgrade		20	15,000	750				25,600	25,600
Building Identification Sign - Maintain		15	1,500	100					-
Gutters - replace		15	3,000	200					-
Storm Doors - Replace		15	4,800	320					-
Hand Rails - replace									-
Decks - replace decking		10		-					3,000
Decks - replace lower level decks		10		-					-
Siding - replace and repair as needed		??							-
Major renovation includes siding, doors, windows, & decks		25	300,000	12,000					-
Roof - replace shingles and address energy issues		20		-					100,000
Siding and Exterior surfaces - restain		5	8,000	1,600					-
Maintenance Total					6,987	7,197	7,413	7,635	82,632
Reserve Total					-	-	-	25,600	128,600
Snow removal decks and roofs		1			1,669	1,719	1,771	1,824	18,564
Total					14,970	8,916	9,184	35,059	229,796