

Poolside
Updated April 18, 2014
Joe Ingram

Target Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Number of homes	12	12	12	12	12	12	12	12	12	12
Total Regime Income										
1st Qtr	6,741	8,479	8,848	9,219	9,594	9,722	9,853	9,987	10,125	17,434
2nd Qtr	6,741	8,479	8,848	9,219	9,594	9,722	9,853	9,987	10,125	17,434
3rd Qtr	6,741	8,479	8,848	9,219	9,594	9,722	9,853	9,987	10,125	17,434
4th Qtr	6,741	8,479	8,848	9,219	9,594	9,722	9,853	9,987	10,125	17,434
Total Income	26,964	33,915	35,390	36,877	38,375	38,887	39,411	39,948	40,499	69,736
Available from Reserves	46,000	51,512	63,512	76,512	87,512	2,512	17,512	32,512	47,512	62,512
Total Funds available for Target Year	72,964	85,427	98,902	113,388	125,887	41,398	56,922	72,460	88,011	132,248
Total Regime Expenses										
SNHA Regime Basic Service Fee	4,440	4,484	4,529	4,575	4,620	4,666	4,713	4,760	4,808	4,856
Planning	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094
Accounting	660	667	673	680	687	694	701	708	715	722
Insurance (Annual Increase 2%)	4,944	5,043	5,144	5,247	5,352	5,459	5,568	5,679	5,793	5,909
Regime Property Services Contract (SNMCO)										
Improvements	-	-	-	-	-	-	-	-	-	25,600
Routine Common Property Maintenance	7,536	7,762	7,994	8,234	8,481	8,736	8,998	9,268	9,546	9,832
Snow removal roofs	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762
SNHA Project Management	1,066	1,098	1,131	1,165	1,200	1,236	1,273	1,311	1,351	4,463
LP Gas Admin Charge (rate of Increase 2%)	456	461	465	470	475	479	484	489	494	499
Total Expense	21,452	21,915	22,390	22,877	23,375	23,887	24,411	24,948	25,499	54,736
Reserve Balance - Beginning Year	46,000	51,512	63,512	76,512	87,512	2,512	17,512	32,512	47,512	62,512
Reserve Contribution	5,512	12,000	13,000	14,000	15,000	15,000	15,000	15,000	15,000	15,000
Total available from Reserves	51,512	63,512	76,512	90,512	102,512	17,512	32,512	47,512	62,512	77,512
Projects-Target Year from Reserves	-	-	-	3,000	100,000	-	-	-	-	-
Projected Year End Reserve Balance	51,512	63,512	76,512	87,512	2,512	17,512	32,512	47,512	62,512	77,512
SNHA fees included in above calculations										
SNHA Basic Service Fee/Home	370	374	377	381	385	389	393	397	401	405
LP Gas Service Fee/Home	38	38	39	39	40	40	40	41	41	42
Planning Fee/Regime	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094
Accounting Fee/Home	55	56	56	57	57	58	58	59	60	60
Anticipated Rate of Increase 1% on above SNHA fees										
Approx Annual Assessments by Home Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 Bedroom										
% Undivided Interest	0.0664	0.0664	0.0664	0.0664	0.0664	0.0664	0.0664	0.0664	0.0664	0.0664
Total	1,790	2,252	2,350	2,449	2,548	2,582	2,617	2,653	2,689	4,630
Per Month	149	188	196	204	212	215	218	221	224	386
3 Bedroom										
% Undivided Interest	0.0983	0.0983	0.0983	0.0983	0.0983	0.0983	0.0983	0.0983	0.0983	0.0983
Total	2,651	3,334	3,479	3,625	3,772	3,823	3,874	3,927	3,981	6,855
Per Month	221	278	290	302	314	319	323	327	332	571