

**Poolside  
Updated May 4, 2015  
Joe Ingram**

Target Year	Actual	Budget	Projections							
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Number of homes	12	12	12	12	12	12	12	12	12	12
		22.7%	10.9%	4.1%	1.4%	1.4%	1.4%	1.4%	1.5%	1.5%
Total Regime Income	34,857	33,082	36,683	38,203	38,736	39,282	39,842	40,416	41,004	41,608
1st Qtr	6,741	6,742	9,171	9,551	9,684	9,820	9,960	10,104	10,251	10,402
2nd Qtr	6,741	8,780	9,171	9,551	9,684	9,820	9,960	10,104	10,251	10,402
3rd Qtr	6,741	8,780	9,171	9,551	9,684	9,820	9,960	10,104	10,251	10,402
4th Qtr	6,741	8,780	9,171	9,551	9,684	9,820	9,960	10,104	10,251	10,402
Assessed Income	26,964	33,082	36,683	38,203	38,736	39,282	39,842	40,416	41,004	41,608
Other Income-Includes LP Gas recovery	7,893									
Total Income	34,857	33,082	36,683	38,203	38,736	39,282	39,842	40,416	41,004	41,608
Total Regime Expenses										
SNHA Regime Basic Service Fee	4,440	4,560	4,606	4,652	4,698	4,745	4,793	4,841	4,889	4,938
Planning	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083
Accounting	660	660	667	673	680	687	694	701	708	715
Insurance	4,944	5,789	5,905	6,023	6,143	6,266	6,392	6,519	6,650	6,783
Regime Property Services Contract (SNMCO)	SNMCO assesses Regime Property Services fee directly from Smugglers' Homeowner Accounts. Fee not collected by SNHA.									
Routine Common Property Maintenance	7,958	8,197	8,443	8,696	8,957	9,226	9,502	9,787	10,081	10,383
Snow removal roofs	675	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900
SNHA Project Management	1,121	1,164	1,199	1,234	1,272	1,310	1,349	1,389	1,431	1,474
LP Gas Admin Charge (rate of Increase 2%)	456	304	310.11	313.21	316.34	319.51	322.70	325.93	329.19	332.48
Reserve Fund Contribution	4,953	9,909	13,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Other-Includes LP Gas expense	8,650									
Total Expense	34,857	33,082	36,683	38,203	38,736	39,282	39,842	40,416	41,004	41,608
Reserve Balance - Beginning Year	46,000	50,953	60,862	73,862	84,862	(1,138)	12,862	26,862	40,862	54,862
Reserve Contribution	4,953	9,909	13,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Total available from Reserves	50,953	60,862	73,862	87,862	98,862	12,862	26,862	40,862	54,862	68,862
Projects-Target Year from Reserves	-	-	-	3,000	100,000	-	-	-	-	25,600
Projected Year End Reserve Balance	50,953	60,862	73,862	84,862	(1,138)	12,862	26,862	40,862	54,862	43,262
SNHA fees included in above calculations										
SNHA Basic Service Fee/Home	370	380	384	388	392	395	399	403	407	411
LP Gas Service Fee/Home	38	38	39	39	40	40	40	41	41	42
Planning Fee/Regime	1,000	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083
Accounting Fee/Home	55	55	56	56	57	57	58	58	59	60
Anticipated Rate of Increase 1% on above SNHA fees										

Actual Allocations by home		2015	SNHA	LP Gas	Acct	All Other	Total	Total	To be	Monthly	Monthly
Home	% UDI	BSFee	Admin Fee	Fee	by %	Total	Invoiced	Monthly	Invoiced	Invoice	Increase
							Jan-May	Jan-May	June-Dec	June - Dec	June - Dec
		4,560	304	660	27,558	33,082.35	11,234.85	21,847.50	3,121.07		
PS 01	0.0664	380	38	55	1,830	2,302.87	782.40	156.48	1,520.47	217.21	60.73
PS 02	0.1042	380	38	55	2,872	3,344.58	1,138.55	227.71	2,206.03	315.15	87.44
PS 03	0.0664	380	38	55	1,830	2,302.87	782.40	156.48	1,520.47	217.21	60.73
PS 04	0.0983	380		55	2,709	3,143.99	1,082.20	216.44	2,061.79	294.54	78.10
PS 05	0.0664	380		55	1,830	2,264.87	782.40	156.48	1,482.47	211.78	55.30
PS 06	0.0983	380	38	55	2,709	3,181.99	1,082.20	216.44	2,099.79	299.97	83.53
PS 07	0.0664	380		55	1,830	2,264.87	782.40	156.48	1,482.47	211.78	55.30
PS 08	0.0983	380	38	55	2,709	3,181.99	1,082.20	216.44	2,099.79	299.97	83.53
PS 09	0.0664	380		55	1,830	2,264.87	782.40	156.48	1,482.47	211.78	55.30
PS 10	0.0983	380	38	55	2,709	3,181.99	1,082.20	216.44	2,099.79	299.97	83.53
PS 11	0.0664	380	38	55	1,830	2,302.87	782.40	156.48	1,520.47	217.21	60.73
PS 12	0.1042	380	38	55	2,872	3,344.58	1,073.10	214.62	2,271.48	324.50	109.88
	1.0000										

Note - error in 2014-15 PS 12 Insurance portion - should have been 36.50. New assessment corrects for that error.

Poolside Project Summary - Draft to be reviewed with Homeowners for agreement

Last Update 09-19-13 by Joe

Joe Ingram and Jay Kahn

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	Target Year for Project	Life	2012 Base	Annualized Contribution	2012	2013	Actual 2014	2015	2016
Improvements									
Maintenance									
Inspection of Landscape Plantings		1			7,103	7,316	7,958	8,197	8,443
Spring and Fall Maintenance - Painting etc...									
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		-					
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		-					
Siding and Exterior surfaces - restrain		5	8,000	1,600					
<b>Maintenance Total</b>					7,103	7,316	7,958	8,197	8,443
<b>Reserve Total</b>					-	-	-	-	-
<b>Snow removal decks and roofs</b>		1			1,273	1,311	1,351	1,500	1,545
<b>Total</b>					14,970	8,376	8,627	9,309	9,988

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	Target Year for Project	2017	2018	2019	2020	2021	2022	2023	Totals
Improvements									-
Maintenance									-
Inspection of Landscape Plantings									-
Spring and Fall Maintenance - Painting etc...		8,696	8,957	9,226	9,502	9,787	10,081	10,383	105,649
Propane Heating Systems - inspect and service as needed									-
Propane Infrastructure									-
Reserve Funded									-
Fire Alarm - Central Building Panel and system upgrade								25,600	25,600
Building Identification Sign - Maintain									-
Gutters - replace									-
Storm Doors - Replace									-
Hand Rails - replace									-
Decks - replace decking		3,000							3,000
Decks - replace lower level decks									-
Siding - replace and repair as needed									-
Major renovation includes siding, doors, windows, & decks									-
Roof - replace shingles and address energy issues			100,000						100,000
Siding and Exterior surfaces - restrain									-
<b>Maintenance Total</b>		8,696	8,957	9,226	9,502	9,787	10,081	10,383	105,649
<b>Reserve Total</b>		3,000	100,000	-	-	-	-	25,600	128,600
<b>Snow removal decks and roofs</b>		1,591	1,639	1,688	1,739	1,791	1,845	1,900	19,173
<b>Total</b>		13,287	110,596	10,914	11,241	11,578	11,926	37,884	253,422