

Poolside - BUDGETs and Projections - Reserve Contribution under Review

Updated Nov 11, 2019

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Inflation rate for expenses 1% except where noted

Target Year	Actual	Budget	Projections				
	2018	2019	2020	2021	2022	2023	2024
Number of homes	12	12	12	12	12	12	12
Proposed increase for Regular assessment from previous year	0.0%	52.2%	3.0%	3.0%	3.0%	3.0%	3.0%
Total Regime Income	33,305	50,687	52,207	53,774	55,387	57,048	58,760
1st Qtr	8,326	12,672	13,052	13,443	13,847	14,262	14,690
2nd Qtr	8,326	12,672	13,052	13,443	13,847	14,262	14,690
3rd Qtr	8,326	12,672	13,052	13,443	13,847	14,262	14,690
4th Qtr	8,326	12,672	13,052	13,443	13,847	14,262	14,690
Regular Assessed Income	33,305	50,687	52,207	53,774	55,387	57,048	58,760
Other Income	873						
Special Projects for Homes - i.e. decks		18,000					
LP Gas recovery	5,686						
Total Income	39,864	68,687	52,207	53,774	55,387	57,048	58,760
Total Regime Expenses							
SNHA Regime Basic Service Fee	5,460	5,760	6,060	6,121	6,182	6,244	6,306
Planning	1,000	1,000	1,000	1,010	1,020	1,030	1,041
Accounting	660	660	667	673	680	687	694
Other Administrative	76	78	79	81	82	84	86
Insurance (rate of increase = 2%)	6,126	4,949	5,048	5,149	5,252	5,357	5,464
Regime Property Services Contract (SNMCO) - Inflation rate 1%	-	13,668	13,805	13,943	14,082	14,223	14,365
Routine Common Property Maintenance	6,237	8,275	10,441	10,649	10,862	11,080	11,301
Special Projects for Homes - i.e. decks		18,000	-	-	-	-	-
Snow removal roofs - Inflation rate 2%	-	1,205	1,229	1,254	1,279	1,304	1,331
SNHA Routine Project Management	748	3,298	1,400	1,428	1,457	1,486	1,516
Other	146						
LP Gas expense	5,990						
Reserve Contribution	13,421	11,794	12,479	13,466	14,490	15,554	16,657
Total Expense	39,864	68,687	52,207	53,774	55,387	57,048	58,760
Reserve Balance - Beginning Year							
	14,350	27,771	39,565	52,044	34,310	38,200	24,550
Reserve Contribution	13,421	11,794	12,479	13,466	14,490	15,554	16,657
Total available from Reserves	27,771	39,565	52,044	65,510	48,800	53,754	41,207
Projects-from Reserve funded projects	-	-	-	31,200	10,600	29,204	-
Major Project Management Fees @ 12%	-	-	-	3,744	1,272	3,504	-
Projected Year End Reserve Balance	27,771	39,565	52,044	34,310	38,200	24,550	41,207

Approximate averaged Regular assessment by home size

Actual will vary according to actual UDI % held by home

	2018	2019	2020	2021	2022	2023
Lower level - Total	2647	4561	3467	3571	3678	3788
Upper Level - Total	4154	7157	5440	5603	5771	5944

Estimated averaged Regular assessment by % of UDI

Units	% UDI	2018	2019	2020	2021	2022	2023
PS 01	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 02	0.1042	4,154	7,157	5,440	5,603	5,771	5,944
PS 03	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 04	0.0983	3,919	6,752	5,132	5,286	5,445	5,608
PS 05	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 06	0.0983	3,919	6,752	5,132	5,286	5,445	5,608
PS 07	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 08	0.0983	3,919	6,752	5,132	5,286	5,445	5,608
PS 09	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 10	0.0983	3,919	6,752	5,132	5,286	5,445	5,608
PS 11	0.0664	2,647	4,561	3,467	3,571	3,678	3,788
PS 12	0.1042	4,154	7,157	5,440	5,603	5,771	5,944
	1.0000	39,864	68,687	52,207	53,774	55,387	57,048

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Poolside Projects