High Point Homeowners Association				*Multi-Year Actual & Budget Projections through 2030*										
CASH FUND BALANCE 1/1	81,208	102,970	105,351	118,937	214,235	282,755	365,175	442,345	516,415	187,085	17,805	48,325	120,745	116,915
ASSOCIATION FUNDS	actual	actual	actual	ACTUAL	projected	projected	projected	projected	projected	projected	projected	projected	actual	actual
Budget Year	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
ASSOCIATION REVENUE	360x640	360x643	360x643	**390x643**	**490x643**	490x643	490x643	490x643	490x643	490x643	490x643	490x643	490x643	490x643
Homeowner Dues	231,848	233,204	236,040	252,465	315,070	315,070	315,070	315,070	315,070	315,070	315,070	315,070	315,070	315,070
Rental/Interest/Misc	14,189	14,569	12,401	5,249	5,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Private Loan - Pool Replacement														
TOTAL ALL REVENUES	246,037	247,773	248,441	257,714	320,070	327,070	327,070	327,070	327,070	327,070	327,070	327,070	327,070	327,070
ASSOCIATION EXPENSES														
Association Improvements	7,258	3,792	1,590	3,026	13,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Recreation Area repair/improve	4,715	8,529	1,657	4,698	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Club House Operations/Repair	10,895	17,794	10,366	8,513	11,600	12,000	12,400	12,800	13,200	13,600	14,000	14,400	14,800	15,200
Post Office/Print/Supplies	6,325	6,027	5,586	5,080	6,000	6,100	6,200	6,300	6,400	6,500	6,600	6,700	6,800	6,900
Landscape Management Serv	58,231	51,414	51,427	52,024	55,000	56,000	57,000	58,000	59,000	60,000	61,000	62,000	63,000	64,000
Landscape Other Work	20,323	28,615	30,269	25,322	30,000	30,000	31,000	31,000	32,000	32,000	33,000	33,000	34,000	34,000
Pool Management Service	54,408	53,560	53,845	21,515	57,000	58,000	59,000	60,000	61,000	62,000	63,000	64,000	65,000	66,000
Pool Repair/Equipment	4,188	17,966	19,725	0	18,000	18,000	18,000	18,000	16,200	3,000	3,000	3,000	3,000	3,000
Lifeguards for Rentals	0	0	100	0	200	200	200	200	200	200	200	200	200	200
Utilities (ele,gas,w/s,phone)	29,069	25,598	24,532	20,693	26,000	26,500	27,000	27,500	28,000	28,500	29,000	29,500	30,000	30,500
Secutiry Services	505	466	466	466	550	550	600	600	600	650	650	650	700	700
Accounting Services	1,995	2,020	2,110	2,150	2,200	2,200	2,300	2,300	2,400	2,400	2,500	2,500	2,600	2,600
Clubhouse Cleaning Services	4,133	8,067	9,871	4,780	9,000	9,000	9,500	9,500	10,000	10,000	10,500	10,500	11,000	11,000
Insurance & Legal Services	14,827	14,516	14,474	11,546	12,000	12,000	12,500	12,500	13,000	13,000	13,500	13,500	14,000	14,000
Pool Loan Payments								0	0	0	0	0	0	0
Taxes (property,payroll)	1,932	1,840	1,499	230	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900
Social Events	5,471	5,188	7,338	2,373	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
TOTAL OPERATING EXPENSE	224,275	245,392	234,855	162,416	251,550	244,650	249,900	253,000	256,400	246,350	251,550	254,650	259,900	263,000
Capital & Reserve Projects ##	0	0	0	0	0	0	0	0	400,000	250,000	45,000	0	71000	0
TOTAL ALL EXPENSES	224,275	245,392	234,855	162,416	251,550	244,650	249,900	253,000	656,400	496,350	296,550	254,650	330,900	263,000
CASH FUND BALANCE 12/31	102,970	105,351	118,937	214,235	282,755	365,175	442,345	516,415	187,085	17,805	48,325	120,745	116,915	180,985

Capital & Reserve Projects per Asset Reserve Analysis

1995 -$ 50,000 Buy two sublots as common area
1996 - 35,017 Replace five brick entrance signs
1997 - 276,363 Replace swimming pool
1999 - 68,475 Resurface tennis & basketball
2000 - 43,204 Replace clubhouse restrooms
2003 - 162,509 Clubhouse expand & renovation
2004 - 25,689 Clubhouse finish expansion
2005 - 18,069 Clubhouse HVAC & pool repair
2006 - 68,271 Lobby & kitchen renovation
2006 - $ 71,431 Replace pool surface & pump
2007/8 - 82,182 Replace playground
2009 - 36,523 Replace pool porch
2009 - 36,950 Replace tennis surface & 6,331 swing base
2010 - 31,439 New pool water feature & clubhouse chairs
2011 - 10,000 New water feature & security system
2012 - 36,888 Storage addition & replace sewer/water line
2013 - 25,000 Saratoga entrance, winter pool cover, heater
2016 - 8,780 repairs to pool basin and surge tank
2018 - $13,000 pool basin repairs
2019 - $17,000 pool basin repairs
2021 - $28,000 pool basin repairs & rec area lighting
2025 - $15,000 basin repair + $400,000 replace pool constructior
2026 - $250,000 finish pool replacement
2027 - $45,000 clubhouse carpet & wallcovering & bridge decks
2029 - $71,000 HVAC, tennis court & basketball surface