

High Point Homeowners A	Multi-Year Actual & Budget Projections through 2034														
CASH FUND BALANCE 1/1	118,624	213,922	307,966	369,196	419,980	526,850	612,620	690,240	779,060	904,780	951,350	1,095,120	1,260,790	617,810	131,030
ASSOCIATION FUNDS	actual	actual	actual	ACTUAL	projected	projected	projected	projected	projected	projected	projected	projected	projected	projected	projected
Budget Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSOCIATION REVENUE	390x643	490x643	490x643	490x643	590x643	590x643	590x643	690x643	690x643	690x643	790x643	790x643	790x643	890x643	890x643
Homeowner Dues	252,465	315,790	317,400	311,998	379,370	379,370	379,370	443,670	443,670	443,670	507,970	507,970	507,970	572,270	572,270
Rental/Interest/Misc	5,249	4,996	12,261	27,661	25,000	12,000	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	257,714	320,786	329,661	339,659	404,370	391,370	391,370	455,670	455,670	455,670	519,970	519,970	519,970	584,270	584,270
ASSOCIATION EXPENSES															
Association Improvements	3,026	9,909	5,381	5,034	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Recreation Area repair/improve	4,698	2,041	1,682	5,385	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Club House Operations/Repair	8,513	15,788	14,077	20,614	12,800	13,200	13,600	14,000	14,400	14,800	15,200	15,600	16,000	16,400	16,400
Post Office/Print/Supplies	5,080	5,215	7,843	4,296	6,300	6,400	6,500	6,600	6,700	6,800	6,900	7,000	7,100	7,200	7,200
Landscape Management Serv	52,024	52,632	57,023	56,979	65,000	67,000	69,000	71,000	73,000	75,000	77,000	79,000	81,000	83,000	83,000
Landscape Other Work	25,322	19,338	37,822	22,567	36,000	37,000	38,000	39,000	40,000	41,000	42,000	43,000	44,000	45,000	45,000
Pool Management Service	21,515	52,823	74,980	77,230	89,000	92,000	95,000	98,000	101,000	104,000	107,000	110,000	113,000	116,000	119,000
Pool Repair/Equipment	0	13,116	14,266	9,507	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Lifeguards for Rentals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities (ele,gas,w/s,phone)	20,693	28,928	31,661	32,463	33,000	34,000	35,000	36,000	37,000	38,000	39,000	40,000	41,000	42,000	43,000
Secutiry Services	466	466	454	1,037	600	600	650	650	650	700	700	700	750	750	750
Accounting Services	2,150	2,065	2,320	9,670	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Clubhouse Cleaning Services	4,780	5,919	8,265	7,873	9,500	10,000	10,000	10,500	10,500	11,000	11,000	11,500	12,000	12,500	12,500
Insurance & Legal Services	11,546	12,918	6,668	14,919	8,500	8,500	9,000	9,000	9,500	9,500	10,000	10,000	10,500	10,500	10,500
Pool Loan Payments				0	0	0	0	0	0	0	0	0	0	0	0
Taxes (property,payroll)	230	1,916	1,838	1,870	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,200
Social Events	2,373	3,668	4,151	4,111	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
TOTAL OPERATING EXPENSE	162,416	226,742	268,431	273,555	297,500	305,600	313,750	321,850	329,950	338,100	346,200	354,300	362,950	371,050	375,050
Capital & Reserve Projects ##	0	0	0	15,320	0	0	0	45,000	0	71,000	30,000	0	800,000	700,000	0
TOTAL ALL EXPENSES	162,416	226,742	268,431	288,875	297,500	305,600	313,750	366,850	329,950	409,100	376,200	354,300	1,162,950	1,071,050	375,050
CASH FUND BALANCE 12/31	213,922	307,966	369,196	419,980	526,850	612,620	690,240	779,060	904,780	951,350	1,095,120	1,260,790	617,810	131,030	340,250
## Capital & Reserve Projects per Asset Reserve Analysis															
1995 - \$ 50,000 Buy two sublots as common area				2006 - \$ 71,431 Replace pool surface & pump									2018 - \$13,000 pool basin repairs		
1996 - 35,017 Replace five brick entrance signs				2007/8 - 82,182 Replace playground									2019 - \$17,000 pool basin repairs		
1997 - 276,363 Replace swimming pool				2009 - 36,523 Replace pool porch									2021 - \$9,909 rec area & parking lot light replace		
1999 - 68,475 Resurface tennis & basketball				2009 - 36,950 Replace tennis surface & 6,331 swing base									2023 - \$21,580 pool surface repairs		
2000 - 43,204 Replace clubhouse restrooms				2010 - 31,439 New pool water feature & clubhouse chairs									2027 - \$45,000 clubhouse roof, carpet, wallcovering, bridge decks		
2003 - 162,509 Clubhouse expand & renovation				2011 - 10,000 New water feature & security system									2029 - \$71,000 HVAC, tennis court & basketball surface		
2004 - 25,689 Clubhouse finish expansion				2012 - 36,888 Storage addition & replace sewer/water line									2030 - \$30,000 pool engineering for replacement		
2005 - 18,069 Clubhouse HVAC & pool repair				2013 - 25,000 Saratoga entrance, winter pool cover, heater									2032/3 - \$1,500,000 Pool Replacement		
2006 - 68,271 Lobby & kitchen renovation				2016 - 8,780 repairs to pool basin and surge tank											