

The Homestead
2015 Budget

	Budget - 10 month 2014	Actual 2014	12 Month Forecast 2014	Budget 2015	Budget In 2014	Budget Net Change
PRIOR YEAR BALANCE	0	0	0.00	0.00	0	
INCOME						
Operating Assessments	237,047	237,047	237,047	283,147	237,047	46,100.00
Interest Income- Operating Accounts	100	80	100	100	100	0.00
Capital Replacement Assessment	45,753	45,753	45,753	10,853	45,753	-34,900.00
Miscellaneous Income	0	0	0	0	0	0.00
Interest Income- Cap Reserve	0	6	6	0	0	0.00
TOTAL INCOME	282,900	282,885	282,906	294,100	282,900	11,200.00
OPERATING FUND						
General & Administrative						
Management Fee	22,609	18,841	22,609	22,609	22,609	0.00
Insurance	29,488	28,463	28,463	28,665	29,488	-823.00
Misc Condo Assoc Costs	200	404	4,004	4,400	200	4,200.00
Legal	150	0	0	150	150	0.00
Accy/Audit Expense	1,000	905	905	1,000	1,000	0.00
Income Taxes	0	0	0	0	0	0.00
Total G&A	53,447	48,613	55,981	56,824	53,447	3,377
Utilities						
Internet and Cable	16,200	13,755	16,500	16,611	16,200	411
Electric	6,600	5,099	6,600	6,600	6,600	0
Gas	26,500	24,602	31,000	32,562	26,500	6,062
Water & Sewer	18,000	12,747	16,500	18,000	18,000	0
Total Utilities	67,300	56,202	70,600	73,773	67,300	6,473
Repairs & Maintenance						
Repairs & Maint - General	25,500	18,759	25,500	25,500	25,500	0
Grounds	52,500	57,535	57,535	52,500	52,500	0
Spa Expenses	8,000	6,732	8,000	8,000	8,000	0
Snow Removal	23,000	15,895	23,000	23,000	23,000	0
Trash Removal	2,750	4,103	4,102	4,100	2,750	1,350
Machinery & Equipment	0	0	0	0	0	0
Maintenance Supplies	150	0	100	150	150	0
Exterior Painting	3,200	6,000	6,000	38,100	3,200	34,900
Alarm Monitoring	1,300	615	900	1,300	1,300	0
Total R&M	116,400	109,640	125,137	152,650	116,400	36,250
TOTAL APPLICATION OF FUNDS	237,147	214,455	251,718	283,247	237,147	46,100
Reserve Fund	45,753	45,753	31,188	10,853	45,753	-34,900
NET BALANCE FOR PERIOD	0	22,677	0.00	0	45,753	-45,753
BALANCE INC PRIOR YEAR	0	22,677	0.00	0	0	0
Vote to Reserve Fund/Refund/Carry forward	0	0	0.00	0	0	0
Carryforward						
Assessment per Townhome		20,200.00	Recalc Budget	Actual Billed Prior	3.96%	21,000.00
			800.00	\$0.00	21,000.00	21,000.00
			\$0.00	21,000.00	0.00	0.00

Net Change Per Unit