

The Homestead
2011 Proposed Budget

	Budget 2010	10 month Actual	12 Month Forecast 2010	Budget 2011	Budget In 2010	Budget Net Change
PRIOR YEAR BALANCE	0	-34,920	-34,920.19	0.00	0	
INCOME						
Operating Assessments	227,500	227,500	227,500	234,000	227,500	6500.06
Interest Income- Operating Accounts	30	3	3	0	30	-30.00
Capital Replacement Assessment	48,500	48,500	48,500	42,000	48,500	-6500.00
Miscellaneous Income	0	50	50	0	0	0.00
Interest Income- Cap Reserve	700	255	275	300	700	-400.00
TOTAL INCOME	276,730	276,308	276,328	276,300	276,730	-430
OPERATING FUND						
General & Administrative						
Management Fee	21,950	18,267	21,950	21,950	21,950	0.00
Insurance	20,000	23,250	23,250	24,413	20,000	4412.50
Misc Condo Assoc Costs	300	146	146	300	300	0.00
Legal	150	0	0	150	150	0.00
Acctg/Audit Expense	800	843	843	900	800	100.00
Income Taxes	0	0	0	0	0	0.00
Total G&A	43,200	42,506	46,189	47,713	43,200	4,513
Utilities						
Internet and Cable	14,700	13,570	16,055	14,916	14,700	216
Electric	6,500	5,026	6,300	6,600	6,500	100
Gas	33,000	23,917	31,000	33,000	33,000	0
Water & Sewer	15,000	14,406	16,900	17,745	15,000	2,745
Total Utilities	69,200	56,920	70,255	72,261	69,200	3,061
Repairs & Maintenance						
Repairs & Maint - General	25,500	22,062	25,500	25,500	25,500	0
Grounds	40,000	51,666	52,666	50,062	40,000	10,062
Spa Expenses	7,000	5,887	7,000	7,000	7,000	0
Snow Removal	30,000	9,948	20,000	27,000	30,000	-3,000
Trash Removal	3,500	1,942	2,600	3,000	3,500	-500
Machinery & Equipment	300	0	0	0	300	-300
Maintenance Supplies	1,250	297	400	500	1,200	-700
Alarm Monitoring	1,250	1,265	1,265	1,265	1,250	15
Total R&M	108,750	93,067	109,431	114,327	108,750	5,577
TOTAL APPLICATION OF FUNDS	221,150	192,492	225,876	234,300	221,150	13,150
Reserve Fund	48,500	48,500	15,532	42,000	48,500	-6,500
NET BALANCE FOR PERIOD	7,080	35,316	34,920	0	55,580	-55,580
BALANCE INC PRIOR YEAR	7,080	396	0.00	0		
Vote to Reserve Fund/Refund/Carry forward	7,080		0.00			
Carryforward			0	0		
Assessment per Townhome			Recalc Budget	19,714.29		
			Actual Billed Prior	#DIV/0!		

Net Change Per Unit

19,714.29

700 19,714.29

0.00

-48,500

19,714.29

12/26/09, wk4