

The Homestead 2012 Budget						
	Budget 2011	10 month Actual	12 Month Forecast 2011	Budget 2012	Budget In 2011	Budget Net Change
<b>PRIOR YEAR BALANCE</b>	0	0	0.00	0.00	0	
<b>INCOME</b>						
Operating Assessments	234,000	234,000	234,000	271,941	234,000	37940.75
Interest Income- Operating Accounts	0	3	3	0	0	0.00
Capital Replacement Assessment	42,000	42,000	42,000	4,241	42,000	-37758.75
Miscellaneous Income	0	0	0	0	0	0.00
Interest Income- Cap Reserve	300	98	118	118	300	-182.00
<b>TOTAL INCOME</b>	<b>276,300</b>	<b>276,101</b>	<b>276,121</b>	<b>276,300</b>	<b>276,300</b>	<b>0.00</b>
<b>OPERATING FUND</b>						
General & Administrative						
Management Fee	21,950	18,292	21,950	21,950	21,950	0.00
Insurance	24,413	24,659	24,659	27,125	24,413	2711.90
Misc Condo Assoc Costs	300	207	300	300	300	0.00
Legal	150	728	728	150	150	0.00
Acctg/Audit Expense	900	825	825	900	900	0.00
Income Taxes	0	0	0	0	0	0.00
<b>Total G&amp;A</b>	<b>47,713</b>	<b>44,711</b>	<b>48,462</b>	<b>50,425</b>	<b>47,713</b>	<b>2,712</b>
<b>Utilities</b>						
Internet and Cable	14,916	12,776	15,339	15,415	15,375	40
Electric	6,600	5,144	6,300	6,600	6,600	0
Gas	33,000	19,809	25,300	27,830	33,000	-5,170
Water & Sewer	17,745	12,813	16,313	17,128	17,745	-617
<b>Total Utilities</b>	<b>72,261</b>	<b>50,542</b>	<b>63,252</b>	<b>66,973</b>	<b>72,720</b>	<b>-5,747</b>
<b>Repairs &amp; Maintenance</b>						
Repairs & Maint - General	25,500	18,973	23,000	25,500	25,500	0
Grounds	50,061	48,000	49,000	50,061	50,061	0
Spa Expenses	7,000	6,012	7,500	7,500	7,000	500
Snow Removal	27,000	10,007	17,500	27,000	27,000	0
Trash Removal	3,000	2,590	2,590	3,000	3,000	0
Machinery & Equipment	0	0	0	0	0	0
Maintenance Supplies	500	0	150	300	500	-200
Exterior Painting	0	0	0	40,000	0	40,000
Alarm Monitoring	1,265	1,230	1,300	1,300	1,265	35
<b>Total R&amp;M</b>	<b>114,326</b>	<b>86,812</b>	<b>101,040</b>	<b>154,661</b>	<b>114,326</b>	<b>40,335</b>
<b>TOTAL APPLICATION OF FUNDS</b>	<b>234,300</b>	<b>182,064</b>	<b>212,754</b>	<b>272,059</b>	<b>234,759</b>	<b>37,300</b>
Reserve Fund	42,000	31,500	42,000	4,241	42,000	-37,759
<b>NET BALANCE FOR PERIOD</b>	<b>0</b>	<b>62,536</b>	<b>21,367</b>	<b>0</b>	<b>41,541</b>	<b>-41,541</b>
<b>BALANCE INC PRIOR YEAR</b>	<b>0</b>	<b>62,536</b>	<b>21,366.59</b>	<b>0</b>		
<b>Vote to Reserve Fund/Refund/Carry forward</b>	<b>0</b>		<b>21,366.59</b>			
<b>Carryforward</b>			<b>0</b>	<b>0</b>		
<b>Assessment per Townhome</b>		<b>19714.286</b>	<b>Recalc Budget</b>	<b>19,727.29</b>		
			<b>Actual Billed Prior</b>	<b>0.07%</b>		

Net Change Per Unit

19,727.29  
0.00