

The Homestead
2013 Budget

	Budget 2012	9 month Actual	12 Month Forecast 2012	Budget 2013	Budget In 2012	Budget Net Change
PRIOR YEAR BALANCE	0	0	0.00	0.00	0	
INCOME						
Operating Assessments	271,941	203,956	271,941	236,182	271,941	-35759.00
Interest Income- Operating Accounts	0	-1	-1	0	0	0.00
Capital Replacement Assessment	4,241	3,181	4,241	40,000	4,241	35759.00
Miscellaneous Income	0	0	0	0	0	0.00
Interest Income- Cap Reserve	118	13	15	15	118	-103.00
TOTAL INCOME	276,300	207,148	276,196	276,197	276,300	-103.00
OPERATING FUND						
General & Administrative						
Management Fee	21,950	16,463	21,950	21,950	21,950	0.00
Insurance	27,125	25,917	25,917	27,212	27,125	87.00
Misc Condo Assoc Costs	300	105	200	200	300	-100.00
Legal	150	0	0	150	150	0.00
Acctg/Audit Expense	900	865	865	900	900	0.00
Income Taxes	0	0	0	0	0	0.00
Total G&A	50,425	43,350	48,932	50,412	50,425	-13
Utilities						
Internet and Cable	15,415	11,834	15,840	16,200	15,375	825
Electric	6,600	4,781	6,600	6,600	6,600	0
Gas	27,830	18,613	26,500	27,830	27,830	0
Water & Sewer	17,128	14,418	17,128	17,128	17,128	0
Total Utilities	66,973	49,646	66,068	67,758	66,933	825
Repairs & Maintenance						
Repairs & Maint - General	25,500	16,399	23,000	25,500	25,500	0
Grounds	50,061	40,718	50,061	50,061	50,061	0
Spa Expenses	7,500	6,386	8,000	8,000	7,500	500
Snow Removal	27,000	9,249	17,000	26,816	27,000	-184
Trash Removal	3,000	2,233	2,700	3,000	3,000	0
Machinery & Equipment	0	0	0	0	0	0
Maintenance Supplies	300	0	150	150	300	-150
Exterior Painting	40,000	22,666	33,999	3,200	40,000	-36,800
Alarm Monitoring	1,300	923	1,300	1,300	1,300	0
Total R&M	154,661	98,573	136,210	118,027	154,661	-36,634
TOTAL APPLICATION OF FUNDS	272,059	191,569	251,210	236,197	272,019	-35,822
Reserve Fund	4,241	3,180	4,241	40,000	4,241	35,759
NET BALANCE FOR PERIOD	0	12,399	20,745	0	4,281	-4,281
BALANCE INC PRIOR YEAR	0	12,399	20,744.85	0		
Vote to Reserve Fund/Refund/Carry forward	0		20,744.85			
Carryforward				0		
Assessment per Townhome	19727.2857 Recalc Budget			19,727.29		
	Actual Billed Prior			0.00%		

Net Change Per Unit

19,727.29 0.00

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No
Total General