

The Homestead 2014 Budget						
	Budget 2013	9 month Actual	12 Month Forecast 2013	Budget 2014	Budget In 2013	Budget Net Change
PRIOR YEAR BALANCE	0	0	0.00	0.00	0	
INCOME						
Operating Assessments	236,182	177,136	236,182	238,227	236,182	2044.70
Interest Income- Operating Accounts	0	77	100	100	0	100.00
Capital Replacement Assessment	40,000	30,000	40,000	44,573	40,000	4573.36
Miscellaneous Income	0	0	0	0	0	0.00
Interest Income- Cap Reserve	15	4	6	0	15	-15.00
TOTAL INCOME	276,197	207,217	276,288	282,900	276,197	6,703.06
OPERATING FUND						
General & Administrative						
Management Fee	21,950	16,463	21,950	22,609	21,950	658.50
Insurance	27,212	28,084	28,084	29,488	27,212	2276.20
Misc Condo Assoc Costs	200	155	200	200	200	0.00
Legal	150	0	0	150	150	0.00
Acctg/Audit Expense	900	973	973	1,000	900	100.00
Income Taxes	0	0	0	0	0	0.00
Total G&A	50,412	45,675	51,207	53,447	50,412	3,035
Utilities						
Internet and Cable	16,200	12,095	16,200	16,200	16,200	0
Electric	6,600	4,566	6,600	6,600	6,600	0
Gas	27,830	20,348	26,500	26,500	27,830	-1,330
Water & Sewer	17,128	15,395	18,000	18,000	17,128	872
Total Utilities	67,758	52,404	67,300	67,300	67,758	-458
Repairs & Maintenance						
Repairs & Maint - General	25,500	12,369	23,000	25,500	25,500	0
Grounds	50,061	45,734	52,500	52,500	50,061	2,439
Spa Expenses	8,000	6,745	8,000	8,000	8,000	0
Snow Removal	26,816	14,752	22,000	23,000	26,816	-3,816
Trash Removal	3,000	2,508	2,508	2,750	3,000	-250
Machinery & Equipment	0	0	0	0	0	0
Maintenance Supplies	150	5	150	150	150	0
Exterior Painting	3,200	3,143	3,143	3,200	3,200	0
Alarm Monitoring	1,300	923	1,300	1,300	1,300	0
Total R&M	118,027	86,179	112,601	116,400	118,027	-1,627
TOTAL APPLICATION OF FUNDS	236,197	184,258	231,108	237,147	236,197	950
Reserve Fund	40,000	30,000	40,000	45,753	40,000	5,753
NET BALANCE FOR PERIOD	0	-7,041	5,180	0	40,000	-40,000
BALANCE INC PRIOR YEAR	0	-7,041	5,179.73	0		
Vote to Reserve Fund/Refund/Carry forward	0		5,179.73			
Carryforward				0		
Assessment per Townhome		19727.286	Recalc Budget	20,200.00		
			Actual Billed Prior	2.40%		

\\home\mike\123\cc99.vrk4

Net Change Per Unit

20,200.00
0.00

20,200.00

0.00