

The Homestead
2,016

	Budget 2015	10 month Actual	12 Month Forecast 2015	Budget 2016	Budget In 2015	Budget Net Change
PRIOR YEAR BALANCE	0	0	0.00	0.00	0	
INCOME						
Operating Assessments	283,147	283,147	283,147	248,416	283,147	-34731.15
Interest Income- Operating Accounts	100	161	161	100	100	0.00
Capital Replacement Assessment	10,853	10,853	10,853	45,584	10,853	34731.15
Miscellaneous Income	0	0	0	0	0	0.00
Interest Income- Cap Reserve	0	8	8	0	0	0.00
TOTAL INCOME	294,100	294,168	294,168	294,100	294,100	0.00
OPERATING FUND						
General & Administrative					1,433	
Management Fee	22,609	18,841	22,609	22,609	22,609	0.00
Insurance	28,665	28,801	28,801	30,241	28,665	1576.05
Misc Condo Assoc Costs	4,400	234	400	400	4,400	-4000.00
Legal	150	0	0	150	150	0.00
Acctg/Audit Expense	1,000	925	925	1,000	1,000	0.00
Income Taxes	0	0	0	0	0	0.00
Total G&A	56,824	48,801	52,735	54,400	56,824	-2,424
Utilities						
Internet and Cable	16,611	14,067	16,913	17,081	16,611	470
Electric	6,600	4,703	6,300	6,600	6,600	0
Gas	32,562	23,394	31,000	32,562	32,562	0
Water & Sewer	18,000	18,698	18,698	18,698	18,000	698
Total Utilities	73,773	60,862	72,911	74,941	73,773	1,168
Repairs & Maintenance						
Repairs & Maint - General	25,500	19,292	25,500	25,500	25,500	0
Grounds	52,500	56,138	56,138	52,500	52,500	0
Spa Expenses	8,000	6,506	8,000	8,000	8,000	0
Snow Removal	23,000	7,523	15,000	23,000	23,000	0
Trash Removal	4,100	3,614	3,614	4,100	4,100	0
Machinery & Equipment	0	0	0	0	0	0
Maintenance Supplies	150	0	100	150	150	0
Exterior Painting	38,100	39,443	39,443	4,500	38,100	-33,600
Alarm Monitoring	1,300	1,425	1,425	1,425	1,300	125
Total R&M	152,650	133,943	149,220	119,175	152,650	-33,475
TOTAL APPLICATION OF FUNDS	283,247	243,606	274,866	248,516	283,247	-34,731
Reserve Fund	10,853	10,853	19,302	45,584	10,853	34,731
NET BALANCE FOR PERIOD	0	39,709	0.00	0	0	0
BALANCE INC PRIOR YEAR	0	39,709	0.00	0		
Vote to Reserve Fund/Refund/Carry forward	0	0	0.00	0		
Carryforward				0		
Assessment per Townhome		21,000.00	Recalc Budget	21,000.00		
			Actual Billed Prior	0.00%		

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Net Change Per Unit

21,000.00