

		2024				The Homestead 2024 Proposed		\$498,758.32	
		Budget 9 month actual 2023	Estimate 12 month 2023	Budget 2024	Budget 2024	Budget 2023 Compared to PY Forecast	Budget In 2023	Budget Net Change	
		\$ (6,037.55)	\$ (6,037.55)	\$ (6,037.55)	\$ (0.00)		-6,037.55		
	<b>PRIOR YEAR BALANCE</b>								
	<b>INCOME</b>								
4000	Operating Assessments	\$ 319,760.00	\$ 239,820.00	\$ 319,780.00	378,758.32	18.44%	319,760	58,998	
4010	Special Assessment	\$ -	\$ -	\$ -	0.00	N/A			
4300	Interest Income - Operating Accounts	\$ 500.00	\$ 127.99	\$ 175.00	500.00	185.71%	500	0	
7010	Capital Replacement Assessment	\$ 84,000.00	\$ 63,000.00	\$ 84,000.00	120,000.00	42.86%	84,000	36,000	
	Miscellaneous Income	\$ -	\$ -	\$ -	0.00	N/A	0	0	
7700	Interest Income- Cap Reserve	\$ 40.00	\$ -	\$ -	0.00	N/A	40	-40	
	<b>TOTAL INCOME</b>	<b>\$ 404,300.00</b>	<b>\$ 302,947.99</b>	<b>\$ 403,955.00</b>	<b>499,258.32</b>	<b>23.59%</b>	<b>404,300</b>	<b>94,958</b>	
	<b>OPERATING FUND</b>								
	General & Administrative								
5504	Management Fee	\$ 24,451.99	\$ 20,338.61	\$ 27,951.53	30,451.68	8.94%	24,452	6,000	
5510	Insurance	\$ 34,720.00	\$ 37,861.00	\$ 37,861.00	49,219.00	30.00%	34,720	14,499	
5303	Misc Condo Assoc Costs	\$ 1,000.00	\$ 945.24	\$ 945.24	1,000.00	5.79%	1,000	0	
5302	Legal	\$ 150.00	\$ -	\$ -	150.00	N/A	150	0	
5301	Acctg/Audit Expense	\$ 1,100.00	\$ 1,070.00	\$ 1,070.00	1,180.00	10.28%	1,100	80	
	Income Taxes	\$ -	\$ -	\$ -	0.00	N/A	0	0	
	<b>Total G&amp;A</b>	<b>\$ 61,421.99</b>	<b>\$ 60,214.85</b>	<b>\$ 67,827.77</b>	<b>82,000.68</b>	<b>20.90%</b>	<b>61,422</b>	<b>20,579</b>	
	<b>Utilities</b>								
5001	Internet and Cable	\$ 27,905.00	\$ 19,631.63	\$ 26,203.82	28,824.20	10.00%	27,905	919	
5003	Electric	\$ 11,000.00	\$ 6,319.83	\$ 8,500.00	11,000.00	29.41%	11,000	0	
5007	Gas	\$ 38,500.00	\$ 27,998.78	\$ 44,000.00	52,800.00	20.00%	38,500	14,300	
5005	Water & Sewer	\$ 32,550.00	\$ 19,826.76	\$ 30,000.00	32,550.00	8.50%	32,550	0	
	<b>Total Utilities</b>	<b>\$ 109,955.00</b>	<b>\$ 73,777.00</b>	<b>\$ 108,703.82</b>	<b>125,174.20</b>	<b>15.15%</b>	<b>109,955</b>	<b>15,219</b>	
	<b>Repairs &amp; Maintenance</b>								
5111	Repairs & Maint - General	\$ 40,153.00	\$ 21,829.83	\$ 36,000.00	40,153.44	11.54%	40,153	0	
5201	Grounds	\$ 65,000.00	\$ 64,412.20	\$ 70,000.00	77,000.00	10.00%	65,000	12,000	
5602	Spa Expenses	\$ 10,000.00	\$ 7,271.68	\$ 10,000.00	11,000.00	10.00%	10,000	1,000	
5202	Snow Removal	\$ 23,000.00	\$ 28,921.23	\$ 36,000.00	33,000.00	-8.33%	23,000	10,000	
5004	Trash Removal	\$ 9,000.00	\$ 5,780.02	\$ 8,000.00	9,000.00	12.50%	9,000	0	
	Machinery & Equipment	\$ -	\$ -	\$ -	0.00	N/A	0	0	
5702	Maintenance Supplies	\$ 150.00	\$ 14.34	\$ 100.00	150.00	50.00%	150	0	
	Exterior Painting	\$ -	\$ -	\$ -	0.00	N/A	0	0	
	Special Project	\$ -	\$ -	\$ -	0.00	N/A			
5209	Alarm Monitoring	\$ 1,620.00	\$ 1,233.75	\$ 1,620.00	1,780.00	10.00%	1,620	160	
	<b>Total R&amp;M</b>	<b>\$ 148,923.00</b>	<b>\$ 129,463.05</b>	<b>\$ 161,720.00</b>	<b>172,083.44</b>	<b>6.41%</b>	<b>148,923</b>	<b>23,160</b>	
	<b>TOTAL APPLICATION OF FUNDS</b>	<b>\$ 320,299.99</b>	<b>\$ 263,454.90</b>	<b>\$ 338,251.59</b>	<b>379,258.32</b>	<b>12.12%</b>	<b>320,300</b>	<b>58,958</b>	
8810	Reserve Fund	\$ 84,000.00	\$ 63,000.00	\$ 59,665.86	120,000.00	101.12%	84,000	36,000	
	<b>NET BALANCE FOR PERIOD</b>	<b>\$ 0.01</b>	<b>\$ (23,506.91)</b>	<b>\$ 6,037.55</b>	<b>0.00</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	
	<b>BALANCE INC PRIOR YEAR</b>	<b>\$ 0.01</b>	<b>\$ (29,544.46)</b>	<b>\$ (0.00)</b>	<b>0.00</b>	<b>0</b>			
	<b>Vote to Reserve Fund/Refund/Carry forward</b>	<b>\$ 0.01</b>	<b>\$ -</b>	<b>\$ (0.00)</b>	<b>0.00</b>	<b>-1</b>			
	<b>Carryforward</b>								
	<b>Assessment per Townhome</b>	<b>\$ 28,840.00</b>							
	<b>Net Change Per Unit</b>	<b>\$ 28,840.00</b>	<b>Actual Billed Prior</b>				<b>\$35,625.59</b>	<b>0.00%</b>	