

2020
2020

The Homestead
2020 Budget

	Budget 10 month actual 2019	12 Month Estimated 2019	Budget 2020	Budget In 2019	Budget Net Change
PRIOR YEAR BALANCE	0	0.00	0.00	0	
INCOME					
Operating Assessments	249,000	249,000	261,599.93	249,000	12,599.93
Interest Income- Operating Accounts	5	5	5	5	-
Capital Replacement Assessment	45,000	45,000	45,000	45,000	-
Miscellaneous Income	0	0	0	0	-
Interest Income- Cap Reserve	5	18	5	5	-
TOTAL INCOME	294,010	294,023.00	306,610	294,010	12,599.93
OPERATING FUND					
General & Administrative					
Management Fee	23,287	19,407	23,287	23,287	-
Insurance	31,148	30,357	30,369	31,148	(779.00)
Misc Condo Assoc Costs	500	576	700	500	200.00
Legal	150	6,000	150	150	-
Acctg/Audit Expense	1,000	1,026	1,000	1,000	-
Income Taxes	0	0	0	0	-
Total G&A	56,085	51,366.00	55,506	56,085	(579.00)
Utilities					
Internet and Cable	20,856	18,085	21,690	20,856	834.00
Electric	7,000	8,331	11,000	7,000	4,000.00
Gas	28,000	19,110	28,000	28,000	-
Water & Sewer	21,091	21,377	22,446	21,091	1,354.85
Total Utilities	76,947	66,903.00	83,136	76,947	6,188.85
Repairs & Maintenance					
Repairs & Maint - General	25,460	27,090	30,000	25,460	4,540.00
Grounds	52,500	51,909	52,500	52,500	-
Spa Expenses	8,000	8,086	9,218	8,000	1,218.08
Snow Removal	23,000	26,097	23,000	23,000	-
Trash Removal	5,667	5,290	6,900	5,667	1,233.00
Machinery & Equipment	0	0	0	0	-
Maintenance Supplies	150	15	150	150	-
Exterior Painting	0	0	0	0	-
Alarm Monitoring	1,200	900	1,200	1,200	-
Total R&M	115,977	119,387.00	122,968	115,977	6,991.08
TOTAL APPLICATION OF FUNDS	249,009	237,656	261,610	249,009	12,600.93
Reserve Fund	45,000	45,000	45,000.00	45,000.00	-
NET BALANCE FOR PERIOD	1	11,367	-29,061.00	1	(1.00)
BALANCE INC PRIOR YEAR	1	11,367	0.00	0	0.00
Vote to Reserve Fund/Refund/Carry forward	1	0.00	0.00	0	0.00
Carryforward	0	0	0	0	0
Assessment per Townhome	21,000	Recalc Budget	4.29%	21,900.00	21,900.00
Actual Billed Prior					
Net Change Per Unit		900.00	21,900.00	21,900.00	21,900.00
		-\$100.00	0.00	0.00	0.00
		-1,400			

No

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Net Change Per Unit