

The Homestead
2018 Budget

	Budget 2017	10 month actual 2017	12 Month Estimated 2017	Budget 2018	Budget In 2017	Budget Net Change
PRIOR YEAR BALANCE	0	-	0.00	0.00	0	
INCOME						
Operating Assessments	249,000	249,000	249,000	249,000	249,000	0.06 0.00%
Interest Income- Operating Accounts	5	3	2	5	5	0.00 0.00%
Capital Replacement Assessment	45,000	45,000	45,000	45,000	45,000	0.00 0.00%
Miscellaneous Income	0	-	0	0	0	#DIV/0!
Interest Income- Cap Reserve	8	8	8	8	8	0.26 3.25%
TOTAL INCOME	294,013	294,011	294,010	294,013	294,013	0.32 0.00%
OPERATING FUND						
General & Administrative						
Management Fee	22,609	18,841	22,609	22,609	22,609	-0.04 0.00%
Insurance	30,241	29,792	29,792	30,686	30,241	445.00 1.47%
Misc Condo Assoc Costs	400	1,214	1,760	1,000	400	600.00 150.00%
Legal	150	-	0	150	150	0.00 0.00%
Acctg/Audit Expense	1,000	930	930	1,000	1,000	0.00 0.00%
Income Taxes	0	-	0	0	0	0.00 #DIV/0!
Total G&A	54,400	50,777	55,081	55,445	54,400	1,045 1.92%
Utilities						
Internet and Cable	20,856	19,172	20,856	20,856	20,856	0 0.00%
Electric	7,000	5,302	7,000	7,000	7,000	0 0.00%
Gas	28,000	20,790	26,000	26,000	28,000	-2,000 -7.14%
Water & Sewer	20,120	19,630	19,630	20,120	20,120	0 0.00%
Total Utilities	75,976	64,894	73,486	73,976	75,976	-2,000 -2.63%
Repairs & Maintenance						
Repairs & Maint - General	25,462	26,562	29,000	26,062	25,462	600 2.36%
Grounds	52,500	64,330	66,000	52,500	52,500	0 0.00%
Spa Expenses	8,000	8,850	10,000	8,000	8,000	0 0.00%
Snow Removal	23,000	12,813	20,000	23,000	23,000	0 0.00%
Trash Removal	5,100	5,455	5,455	5,455	5,100	355 6.96%
Machinery & Equipment	0	-	0	0	0	0 #DIV/0!
Maintenance Supplies	150	221	220	150	150	0 0.00%
Exterior Painting	3,000	-	0	3,000	3,000	0 0.00%
Alarm Monitoring	1,425	675	900	1,425	1,425	0 0.00%
Total R&M	118,637	118,906	131,575	119,592	118,637	955 0.81%
TOTAL APPLICATION OF FUNDS	249,013	234,577	260,142	249,013	249,013	0 0.00%
Reserve Fund	45,000	33,750	33,868	45,000.00	45,000.00	0 0.00%
NET BALANCE FOR PERIOD	0	25,684	0.00	0	0	0 #DIV/0!
BALANCE INC PRIOR YEAR	0	25,684	0.00	0		
Vote to Reserve Fund/Refund/Carry forward	0	0	0.00	0		
Carryforward				0		
Assessment per Townhome		21,000	Recalc Budget	21,000.00		
			Actual Billed Prior	0.00%		
Net Change Per Unit		\$800.00		21,000.00		
		11,200		0.00		
The Homestead					Total	General
						January

file:///home/kal/2008/05.xls