

The Homestead
Proposed Budget
2021

	Budget 2020	9 month actual 2020	12 Month Estimated 2020	Budget 2021	Budget In 2020	Budget Net Change
PRIOR YEAR BALANCE	0	-	0.00	0.00	0	
INCOME						
Operating Assessments	261,600	196,200	261,600	261,000.00	261,600	(599.93)
Interest Income- Operating Accounts	5	-	5	5	5	-
Capital Replacement Assessment	45,000	45,000	45,000	47,000	45,000	2,000.00
Miscellaneous Income	0	0	0	0	0	-
Interest Income- Cap Reserve	5	18	18	5	5	-
TOTAL INCOME	306,610	241,218.00	306,623	308,010	306,610	1,400.07
OPERATING FUND						
General & Administrative						
Management Fee	23,287	17,465	23,287	23,287	23,287	-
Insurance	30,369	30,433	30,433	31,650	30,369	1,280.51
Misc Condo Assoc Costs	700	888	1,000	700	700	-
Legal	150	9,456	9,456	150	150	-
Acctg/Audit Expense	1,000	960	960	1,000	1,000	-
Income Taxes	0	-	0	0	0	-
Total G&A	55,506	59,201.93	65,136	56,787	55,506	1,280.51
Utilities						
Internet and Cable	21,690	16,965	23,340	23,340	21,690	1,649.51
Electric	11,000	8,016	11,000	11,000	11,000	-
Gas	28,000	13,184	24,000	27,400	28,000	(600.49)
Water & Sewer	22,446	14,803	26,000	27,300	22,446	4,854.00
Total Utilities	83,137	52,967.91	84,340	89,040	83,137	5,903.02
Repairs & Maintenance						
Repairs & Maint - General	30,000	15,762	25,000	30,000	30,000	-
Grounds	52,500	28,789	35,000	49,887	52,500	(2,613.00)
Spa Expenses	9,216	6,324	7,100	4,046	9,216	(5,170.00)
Snow Removal	23,000	18,478	25,000	23,000	23,000	-
Trash Removal	6,900	5,887	7,500	6,900	6,900	-
Machinery & Equipment	0	-	0	0	0	-
Maintenance Supplies	150	11	100	150	150	-
Exterior Painting	0	-	0	0	0	-
Alarm Monitoring	1,200	1,117	1,117	1,200	1,200	-
Total R&M	122,966	76,366.37	100,817	115,183	122,966	(7,783.00)
TOTAL APPLICATION OF FUNDS	261,609	188,536	250,293	261,010	261,609	(599.47)
Reserve Fund	45,000.00	45,000	45,000	47,000.00	45,000.00	2,000.00
NET BALANCE FOR PERIOD	0	7,682	11,330.25	0	0	(0.46)
BALANCE INC PRIOR YEAR	0	7,682	0.00	0		
Vote to Reserve Fund/Refund/Carry forward	0	0	0.00	0		
Carryforward						
Assessment per Townhome		21,900	Recalc Budget		22,000.00	
			Actual Billed Prior	0.46%		
Net Change Per Unit		100.01			22,000.00	
		\$699.99			0.00	
		9,800				