			2022 The Homestead Proposed Budget			$317,800.00		
	Budget 2021	9 month actual 2021	12 Month Estimated 2021	Budget 2022		Budget In 2021	Budget Net Change	
PRIOR YEAR BALANCE	**0**	-	**0.00**	**0.00**		**0.00**		
INCOME								9,800.00
Operating Assessments	261,000	195,750	261,000	**269800.00**		261,000.00	8,800.00	3.37%
Special Assessment	0	-	0			770,000.00		
Interest Income- Operating Accounts	5	743	800	**500.00**		5.00	495.00	9900.00%
Capital Replacement Assessment	47,000	35,250	47,000	**48000.00**		47,000.00	1,000.00	2.13%
Miscellaneous Income	0			0.00		0.00	-	#DIV/0!
Interest Income- Cap Reserve	5	33	40	**40.00**		5.00	35.00	700.00%
TOTAL INCOME	**308,010**	**231,775.67**	**308,840**	**318340.00**		**1,078,010.00**	**(759,670.00)**	**-70.47%**
OPERATING FUND								
General & Administrative								
Management Fee	23,287	17,465	23,287	**23287.00**		23,287.00	-	0.00%
Insurance	31,650	30,707	30,707	**31935.00**		31,650.00	285.00	0.90%
Misc Condo Assoc Costs	700	280	500	**700.00**		700.00	-	0.00%
Legal	150	1,093	1,093	**150.00**		150.00	-	0.00%
Acctg/Audit Expense	1,000	-	1,000	**1000.00**		1,000.00	-	0.00%
Income Taxes	0	-	0	**0.00**		0.00	-	#DIV/0!
Total G&A	**56,787**	**49,544.99**	**56,587**	**57072.00**		**56,787.00**	**285.00**	**0.50%**
Utilities								
Internet and Cable	23,340	18,198	24,291	**24372.00**		23,340.00	1,032.00	4.42%
Electric	11,000	5,316	8,000	**11000.00**		11,000.00	-	0.00%
Gas	27,400	17,912	24,000	**27660.00**		27,400.00	260.00	0.95%
Water & Sewer	27,300	16,461	28,001	**29120.76**		27,300.00	1,820.76	6.67%
Total Utilities	**89,040**	**57,886.22**	**84,292**	**92152.76**		**89,040.00**	**3,112.76**	**3.50%**
Repairs & Maintenance								
Repairs & Maint - General	30,000	19,350	28,000	**30000.00**		30,000.00	-	0.00%
Grounds	49,887	36,268	50,000	**49887.00**		49,887.00	-	0.00%
Spa Expenses	4,046	3,917	5,000	**10000.00**		4,046.00	5,954.00	147.16%
Snow Removal	23,000	13,875	23,000	**23000.00**		23,000.00	-	0.00%
Trash Removal	6,900	2,854	6,500	**6888.00**		6,900.00	(12.00)	-0.17%
Machinery & Equipment	0	-	0	**0.00**		0.00	-	#DIV/0!
Maintenance Supplies	150	-	100	**150.00**		150.00	-	0.00%
Exterior Painting	0	-	0	**0.00**		0.00	-	#DIV/0!
Special Project	0	-	0	**0.00**				
Alarm Monitoring	1,200	450	1,000	**1190.24**		1,200.00	(9.76)	-0.81%
Total R&M	**115,183**	**76,714.09**	**113,600**	**121115.24**		**115,183.00**	**5,932.24**	**5.15%**
TOTAL APPLICATION OF FUNDS	**261,010**	**184,145**	**254,478**	**270340.00**		**261,010.00**	**9,330.00**	**3.57%**
Reserve Fund	**47,000**	**35,250**	**47,000**	48000.00		**47,000.00**	**1,000.00**	**2.13%**
NET BALANCE FOR PERIOD	**0**	**12,380**	**7,361.77**	**0.00**		**770,000.00**	**(770,000.00)**	**-1**
BALANCE INC PRIOR YEAR	**0**	**12,380**	**0.00**	**0.00**				
Vote to Reserve Fund/Refund/Carry forward	**0**		**0.00**					
Carryforward				**0.00**				
Assessment per Townhome		**22,000**	**Recalc Budget**		**22,700.00**			
f:\home\mike\123\oc99.wk4			**Actual Billed Prior**	**0.03**				
Net Change Per Unit			700.00		22,700.00			
			$100.00	22700.00	0.00			
	The Homestead		1,400				No	