

The Homestead 2012 Budget							
	Budget 2011	10 month Actual	12 Month Forecast 2011	Budget 2012	Budget In 2011	Budget Net Change	
PRIOR YEAR BALANCE	0	0	0.00	0.00	0		
INCOME							
Operating Assessments	234,000	234,000	234,000	271,941	234,000	37940.75	16.21%
Interest Income- Operating Accounts	0	3	3	0	0	0.00	0.00%
Capital Replacement Assessment	42,000	42,000	42,000	4,241	42,000	-37758.75	-89.90%
Miscellaneous Income	0	0	0	0	0	0.00	0.00%
Interest Income- Cap Reserve	300	98	118	118	300	-182.00	-60.67%
TOTAL INCOME	276,300	276,101	276,121	276,300	276,300	0.00	0.00%
OPERATING FUND							
General & Administrative							
Management Fee	21,950	18,292	21,950	21,950	21,950	0.00	0.00%
Insurance	24,413	24,659	24,659	27,125	24,413	2711.90	11.11%
Misc Condo Assoc Costs	300	207	300	300	300	0.00	0.00%
Legal	150	728	728	150	150	0.00	0.00%
Acctg/Audit Expense	900	825	825	900	900	0.00	0.00%
Income Taxes	0	0	0	0	0	0.00	0.00%
Total G&A	47,713	44,711	48,462	50,425	47,713	2,712	5.68%
Utilities							
Internet and Cable	14,916	12,776	15,339	15,415	15,375	40	0.26%
Electric	6,600	5,144	6,300	6,600	6,600	0	0.00%
Gas	33,000	19,809	25,300	27,830	33,000	-5,170	-15.67%
Water & Sewer	17,745	12,813	16,313	17,128	17,745	-617	-3.48%
Total Utilities	72,261	50,542	63,252	66,973	72,720	-5,747	-7.90%
Repairs & Maintenance							
Repairs & Maint - General	25,500	18,973	23,000	25,500	25,500	0	0.00%
Grounds	50,061	48,000	49,000	50,061	50,061	0	0.00%
Spa Expenses	7,000	6,012	7,500	7,500	7,000	500	7.14%
Snow Removal	27,000	10,007	17,500	27,000	27,000	0	0.00%
Trash Removal	3,000	2,590	2,590	3,000	3,000	0	0.00%
Machinery & Equipment	0	0	0	0	0	0	0.00%
Maintenance Supplies	500	0	150	300	500	-200	-40.00%
Exterior Painting	0	0	0	40,000	0	40,000	0.00%
Alarm Monitoring	1,265	1,230	1,300	1,300	1,265	35	2.77%
Total R&M	114,326	86,812	101,040	154,661	114,326	40,335	35.28%
TOTAL APPLICATION OF FUNDS	234,300	182,064	212,754	272,059	234,759	37,300	15.99%
Reserve Fund	42,000	31,500	42,000	4,241	42,000	-37,759	-89.90%
NET BALANCE FOR PERIOD	0	62,536	21,367	0	41,541	-41,541	
BALANCE INC PRIOR YEAR	0	62,536	21,366.59	0			
Vote to Reserve Fund/Refund/Carry forward	0		21,366.59				
Carryforward			0	0			

The Homestead										
Unit Number	SIZE	Schedule	Total Assessment	No General Assessment	January 1/4	April 1/4	July 1/4	October 1/4		
1 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.83	4,931.83
2 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
3 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
4 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
5 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
6 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
7 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
8 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
9 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
10 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
11 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
12 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
14 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
15 \$	19,727.29	1	1	\$ 19,727.29	\$ 19,727.29	4,931.82	\$ 4,931.82	\$ 4,931.82	4,931.82	4,931.83
Totals \$	276,182.06	14	14	276,182.06	276,182.06	69,045.48	69,045.48	69,045.48	69,045.48	69,045.62

The Homestead Reserve Fund Analysis										
		Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Cost	Funding Requirement= Repl. Cost / Useful Life	Funding Requirement= Repl. Cost / Useful Life	Projected Amount Reserved Through 2012	Projected Line Item Balance Through 2012
Major Structures										
	Roofs	1997		2007	2037	30	0.00	10,000.00	0.00	50,000.00
	Windows & Doors	1997		1997	2027	30	0.00	0.00	0.00	50,000.00
	Gutters	1997		1997	2017	20	0.00	0.00	0.00	0.00
	Heat Tape	1997		1997	2017	20	0.00	0.00	0.00	0.00
	Siding	1997		1997	2057	60	0.00	0.00	0.00	51,909.72
Boilers/Hot Water System										
	Snowmelt Boilers & Piping	1997		2008	2018	10	0.00	10,000.00	0.00	25,000.00
	Snowmelt Boiler Pumps	1997		1997	2017	20	0.00	0.00	0.00	0.00
	Water Shut Off System	1997		2009	2021	12	0.00	0.00	0.00	0.00
	Boiler Controls	1997		2007	2019	12	0.00	0.00	0.00	0.00
Driveways										
	Blacktop	1997		2008	2014	6	0.00	10,000.00	0.00	25,000.00
	Curbs	1997		1997	2022	25	0.00	0.00	0.00	0.00
Exterior Lights										
	Fixtures	1997		1997	2017	20	0.00	0.00	0.00	0.00
Decks										
	Spa Decks	1997		1997	2022	25	0.00	0.00	0.00	0.00
	Concrete Decks	1997		1997	2022	25	0.00	10,000.00	2,241.25	52,583.53
Fire Alarm System										
	Panels	1997		1997	2022	25	0.00	0.00	0.00	0.00
	Sprinkler piping	1997		1997	2037	40	0.00	2,000.00	2,000.00	20,500.00
	Sprinkler controls	1997		1997	2017	20	0.00	0.00	0.00	0.00
Miscellaneous/Auditors										
	Misc/Auditors/Interest	1997		1997	Yearly		0.00	0.00	0.00	0.00
Totals							0.00	4,241.25	4,241.25	274,993.25