

The Homestead 2022 Approved Budget							
	Budget 3 month actual 2 Month Estimated			Budget	Budget	Budget	
	2021	2021	2021	2022	In 2021	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	-	0.00%
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	-	0.00%
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	-	0.00%
Maintenance Supplies	150	-	100	150.00	150.00	-	0.00%
Exterior Painting	0	-	0	0.00	0.00	-	0.00%
Special Project	0	-	0	0.00	770,000.00		
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	885,183.00	5,932.24	5.15%
TOTAL APPLICATION OF FUNDS	261,010	184,145	254,478	270340.00	1031010.00	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	0.00	(770,000.00)	
BALANCE INC PRIOR YEAR	0	12,380	0.00	0.00			
Carryforward				0.00			

The Homestead				Total	General	January	April	July	October
Unit Number		SIZE	Schedule	Assessment	Assessment	1/4	1/4	1/4	1/4
1 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
2 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
3 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
4 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
5 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
6 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
7 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
8 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
9 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
10 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
11 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
12 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
14 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
15 \$	22,700.00	1	1	1.00	22,700.00	\$ 22,700.00	5,675.00	5,675.00	5,675.00
Totals \$	317,800.00	14	14	14.00	317,800.00	317,800.00	79,450.00	79,450.00	79,450.00

The Homestead Reserve Fund Analysis		Assumed Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost / Useful Life Or Loan Period	Requirement= Repl. Cost / Useful Life Or Loan Period	Projected Amount Reserved Through 2022	Projected Line Item Balance Through 2022
Major Structures									
	Wood Shake Roof - Replace	1989	2007	2027	20	420,000.00	21,000.00	0.00	495,169.29
	Gutters & Downspouts - Replace	1989	2007	2027	20	6,775.00	338.75	338.75	2,032.50
	Heat Tape	1989	1989	2009	20	0.00	0.00	0.00	0.00
	Wood Siding Replacement (12-14)	1989	1989	2018	29	260,000.00	0.00	3,000.00	23,020.00
	Wood Siding Replacement (1-3, Spa)	1989	1989	2018	29	269,100.00	0.00	0.00	32,525.57
	Wood Siding Replacement (4-7)	1989	1989	2018	29	356,400.00	0.00	0.00	20,020.00
	Wood Siding Replacement (8-11)	1989	1989	2018	29	339,300.00	0.00	0.00	20,020.00
	Front Doors - Replace	1989	1989	2024	35	10,500.00	300.00	300.00	8,577.92
	Spa Building Doors - Replace	1989	1989	2017	28	2,400.00	85.71	97.50	549.65
	Garage Doors - Replace	1989	1989	2019	30	14,000.00	466.67	466.67	2,800.00
	Windows - Replace	1989	1989	2024	35	298,400.00	0.00	0.00	0.00
	Wood Deck - Replace (1)	1989	2012	2034	22	40,500.00	1,840.91	0.00	3,681.82
	Wood Deck - Replace (2)	1989	2012	2034	22	40,500.00	1,840.91	0.00	3,681.82
	Wood Deck - Replace (3)	1989	2012	2034	22	40,500.00	1,840.91	0.00	3,681.82
	Wood Deck - Replace (4)	1989	2012	2034	22	27,000.00	1,227.27	0.00	2,454.54
	Wood Deck - Replace (5) - Deleted 2016	1989	2012	2034	22	40,500.00	1,840.91	0.00	0.00
	Subtotal Decks							0.00	259,745.00
	Flagstone Wall - Major Repairs	1989	1989	2019	30	4,000.00	266.67	0.00	533.34
	Restroom/Changing Room/Steam - Remodel	1989	1989	2009	20	10,000.00	500.00	0.00	1,000.00
	Exterior Wall Mount - Replace	1989	1989	2019	30	15,925.00	530.83	530.83	3,503.50
	Irrigation System - Rebuild	1989	1989	1999	10	25,000.00	2,500.00	0.00	5,000.00
	Irrigation Timedlocks - Replace	1989	1989	2019	30	3,000.00	200.00	200.00	1,200.00
	Ground Cover - Replenish	1989	1989	2019	30	11,000.00	2,200.00	0.00	4,400.00
Boilers/Hot Water System									
	Boilers - Replace	1989	2001	2026	25	42,000.00	1,680.00	1,680.00	10,080.00
	Spa Heater - Replace	1989	1989	2019	30	4,000.00	200.00	200.00	1,200.00
	Miscellaneous Spa Equipment - Allowance	1989	2001	2017	16	1,500.00	281.25	281.25	15,458.54
Driveways									
	Blacktop/Historical Painting	1989	2008	2016	8	0.00	0.00	36,358.18	48,022.53
	Curbs	1989	1989	2019	30	0.00	0.00	0.00	0.00
Exterior Lights									
	Bollard Lights - Replace	1989	1989	2021	32	7,200.00	225.00	225.00	1,656.82
Fire Alarm System									
	Fire Protection System - Replace	1989	1989	2014	25	16,000.00	640.00	4,321.82	51,702.22
Miscellaneous/Auditors									
	Misc/Auditors/Interest	1989	1989	Yearly	1	0.00	0.00	0.00	0.00
Totals						2,305,500.00	40,005.79	48,000.00	155,412.14