BARNES ASSOCIATES

SIMPLIFY YOUR MOVE PLAN

Step 4: Your Budget & Financial Plan

Why This Step Matters

You now know where you're going, what's coming with you, and how the sale of your home will unfold. This step brings it all together financially — so you know exactly what this move costs, what it puts back in your pocket, and what your monthly picture looks like afterward.

This is a planning tool, not financial advice. Please review the final numbers with a financial advisor, accountant, or elder-law attorney.

1. Proceeds From Your Home Sale

Accepted sale price: $ ______

Less: mortgage payoff (if any): $ ______

Less: real estate commission: $ ______

Less: legal fees: $ ______

Less: repairs / staging / cleaning costs: $ ______

Less: other selling costs: $ ______

NET PROCEEDS FROM SALE: ______

Want expert financial assistance? Contact Lyle Stein, President of Forvest Global Wealth, at 647-990-8543.

2. One-Time Moving & Transition Costs

These are the costs to get you from the old house to the new place — most are paid once, not monthly.

Condo closing costs (if buying): $

First/last month's rent (if renting): $

Retirement home move-in fee (if applicable): $

Other one-time costs: $

TOTAL ONE-TIME COSTS:

3. Where You're Going

Check which option you've chosen, so the right monthly costs are tracked below.

- ☐ Buy a Condo
- ☐ Retirement Home
- ☐ Rent an Apartment
- ☐ Move in with Family

4. Your New Monthly Costs

Fill in whichever section applies to the option you've chosen.

If Condo

Mortgage (if any): $

HOA / condo fees: $

Property tax (monthly): $

If Renting

Monthly rent: $

If Retirement Home

Monthly all-inclusive fee: $

If Living With Family

Monthly contribution (if any): $

Costs That Apply to Everyone

Utilities (if not included): $

Insurance: $

Other recurring costs: $

TOTAL MONTHLY LIVING COSTS:

5. Monthly Income & Investment Projection

Now let's see what's coming in each month — including income your net sale proceeds could generate if invested.

Fixed Income

Pension / CPP / Social Security: $ ______

Other fixed income: $ ______

Investment Income From Sale Proceeds

Net proceeds invested (from page 1): $ ______

Assumed annual return rate (%): ______

Estimated monthly investment income: $ ______

TOTAL MONTHLY INCOME: ______

6. The Bottom Line

Total monthly income (from above): $ ______

Total monthly living costs (from page 3): $ ______

NET MONTHLY SURPLUS / (SHORTFALL): ______

(Positive = money left over each month.
Negative = plan to draw down savings.)

Notes & Questions for Your Advisor

Use this space for questions to bring to your financial advisor, accountant, or elder-law attorney — tax implications, investment options, or anything else worth double-checking before you finalize your plan.