

STEDWICK HOMES CORPORATION

January 1 - December 31, 2023

Budget Comparison

		Account	FY 2023	FY 2022		2021
FY/CY		Number		7 months	FY22 Budget	Actual
	<u>INCOME:</u>					
4.5%	ASSESSMENT INCOME	4100	\$ 1,062,432	\$592,998	\$1,016,568	\$ 987,286
	\$210.80 QTR: \$843.20 ANNUAL					
4.5%	TOTAL CONDOMINIUM FEES		\$ 1,062,432	\$592,998	\$1,016,568	\$987,286
	OTHER INCOME					
0.0%	INTEREST	4110	\$30,000	\$17,053	\$30,000	\$31,033
---	INSURANCE CLAIM INCOME	4115	\$0	\$0	\$0	\$0
11.1%	ROADWAY REIMBURSEMENT	4140	\$10,000	\$0	\$9,000	\$10,296
---	INCOME LEGAL FEES	4144	\$0	\$0	\$0	\$0
---	MISCELLANEOUS INCOME	4180	\$0	\$0	\$0	\$0
---	BAD DEBT RECOVERY	4185	\$0	\$0	\$0	\$0
---	INCOME - FINES	4200	\$0	\$0	\$0	\$0
---	FINE WAIVERS	4205	\$0	\$0	\$0	\$0
2.6%	TOTAL OTHER INCOME		\$40,000	\$17,053	\$39,000	\$41,329
4.4%	TOTAL INCOME		\$ 1,102,432	\$610,051	\$1,055,568	\$1,028,615
	<u>EXPENDITURES-MAINT:</u>					
0.0%	FIXED PRICE CONTRACT	5000	\$254,637	\$148,538	\$254,637	\$254,637
0.0%	WOODED AREA MAINTENANCE	5002	\$10,000	\$5,171	\$10,000	\$13,463
0.3%	GREENSPACE REPAIR	5044	\$7,022	\$1,895	\$7,000	\$3,533
0.0%	OIL/GRIT SEPARATORS	5060	\$3,821	\$0	\$3,821	\$3,310
0.0%	TREE - PRUNE	5105	\$32,000	\$1,803	\$32,000	\$6,111
42.4%	STORM DAMAGE	5202	\$14,240	\$13,680	\$10,000	\$7,740
-50.0%	SHRUB ADD/REPLACE	5208	\$1,000	\$0	\$2,000	\$6,965
0.0%	STREET SIGN - REPAIR & REPLACE	5308	\$1,500	\$171	\$1,500	\$3,534
0.0%	STREET/CURB PAINT and REPAIR	5310	\$1,500	\$240	\$1,500	\$1,106
-16.3%	SNOW REMOVAL	5410	\$41,860	\$28,060	\$50,000	\$43,310
0.0%	STORM DRAIN CLEAN	5510	\$4,700	\$2,440	\$4,700	\$4,450
100.0%	POST LAMP REPAIR	6001	\$5,000	\$8,687	\$2,500	\$11,602
45.5%	MISCELLANEOUS MAINTENANCE	6008	\$8,000	\$3,508	\$5,500	\$9,670
0.0%	FENCE REPAIR	6012	\$500	\$0	\$500	\$0
0.0%	TOT LOT REPAIR	6022	\$500	\$0	\$500	\$0
-50.0%	ENTRANCE SIGN PLANTINGS	6023	\$2,500	\$2,916	\$5,000	\$1,125
0.0%	PEST MANAGEMENT	6105	\$1,000	\$0	\$1,000	\$0
-0.6%	TOTAL MAINTENANCE		\$389,780	\$217,109	\$392,158	\$370,556

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Budget Comparison

DRAFT

FY/CY		Account Number	FY 2023	FY 2022		2021
			DRAFT	7 months	FY22 Budget	Actual
---	EXPENDITURES (SPECIAL CONTRACTS)					
-7.5%	SECURITY	8022	\$68,340	\$ 42,897	\$73,861	\$74,853
0.0%	TRASH CONTRACT	8024	\$ 150,142	\$ 78,305	\$150,142	\$92,271
-2.5%	TOTAL SPECIAL CONTRACTS		\$218,482	\$121,202	\$224,003	\$167,124
---	EXPENDITURES- NON MAINT					
0.0%	MANAGEMENT	8001	\$117,476	\$68,528	\$117,476	\$117,476
0.0%	ELECTRIC	8003	\$30,000	\$17,239	\$30,000	\$28,879
0.0%	PPM COSTS	8004	\$8,000	\$7,447	\$8,000	\$8,614
0.0%	PROPERTY LIABILITY INS	8005	\$4,577	\$2,969	\$4,577	\$4,445
0.0%	D&O INSURANCE	8036	\$1,714	\$0	\$1,714	\$2,768
---	LEGAL	8101	\$0	\$0	\$0	\$0
15.6%	AUDIT	8102	\$8,900	\$1,650	\$7,700	\$3,750
0.0%	CCOC	8106	\$8,190	\$6,300	\$8,190	\$6,300
-20.0%	BAD DEBT EXPENSE	8109	\$6,000	\$0	\$7,500	\$34,856
0.0%	WATER QUALITY ASSESSMENT	8114	\$19,000	\$0	\$19,000	\$17,947
-44.4%	POST LAMP	8121	\$3,000	(\$6)	\$5,400	\$1,658
0.0%	MISCELLANEOUS NON-MAINTENANCE	8150	\$1,500	\$4,729	\$1,500	\$1,592
-1.3%	TOTAL NON-MAINTENANCE		\$208,357	\$108,856	\$211,057	\$228,285

-0.6%	TOTAL MAINTENANCE		\$389,780	\$217,109	\$392,158	\$370,556
-1.3%	TOTAL NON-MAINTENANCE		\$208,357	\$108,856	\$211,057	\$228,285
	TOTAL SPECIAL CONTRACTS		\$218,482	\$121,202	\$224,003	\$167,124
-1.3%	TOTAL EXPENDITURES W/SPEC CONT.		\$816,619	\$447,166	\$827,218	\$765,965

---	RESERVE CONTRIBUTIONS					
0.0%	CONTRIBUTIONS DES. RESERVES	9040	\$245,813	\$143,391	\$245,813	\$224,368
11.1%	ROADWAY REIMB-TO RESERVES	9050	\$10,000	\$0	\$9,000	\$10,296
0.0%	INTEREST TO RESERVES	9060	\$30,000	\$17,053	\$30,000	\$31,033
0.4%	TOTAL RESERVE CONTRIBUTION		\$285,813	\$160,444	\$284,813	\$265,697

-0.9%	TOTAL EXPENDITURES & RESERVES		\$1,102,432	\$607,610	\$1,112,031	\$1,031,662

	NET OPERATING CASH FLOW		\$ (0)	\$ 2,441	\$ (56,463)	(\$3,047)
Total budget reflects a 5.0% increase over FY22. Rate will be \$210.80 QTR: \$843.20 ANNUAL						