

2013 - 2017 BUDGET
STEDWICK HOMES CORPORATION
July 24, 2017

	2013 ACTUAL	2014 ACTUAL	2015 ACTUAL	2016 ACTUAL	2017 BUDGET	2017 6/30 YTD	2017 VARIANCE
INCOME ASSESSMENTS	902,916	919,447	920,606	956,693	932,925	466,477	466,448
INTEREST	17,523	19,159	24,860	25,247	23,000	14,792	8,208
MISC. INCOME		-			-	2,428	(2,428)
REALIZED GAIN ON INVESTMENTS		-					
FINE INCOME	100	-	100				
ROADWAY REIMBURSEMENT	8,090	8,090	8,995	10,004			0
WATER QUALITY PROT. REBATE		37,073	0	6,648			0
TOTAL INCOME	928,629	983,769	954,561	998,592	955,925	483,698	472,227

EXPENDITURES - MAINTENANCE

5000 FIXED PRICE CONTRACT	203,276	203,954	213,562	213,570	213,570	106,781	106,789
5002 WOODED AREA MAINT	2,436	10,447	13,024	12,000	14,000	8,278	5,722
5044 GREENSPACE REPAIR	10,194	13,441	12,289	15,000	16,000	7,794	8,206
5060 OIL/GRIT SEPARATORS	3,310	3,810	3,310	3,310	3,310	3,310	0
5105 TREE PRUNE	26,598	10,463	7,503	27,000	27,000	5,431	21,570
5202 STORM DAMAGE	10,926	21,166	16,451	30,000	25,000	6,317	18,684
5208 SHRUB MAINT/REPLACE	2,854	3,150	1,215	5,000	5,000	409	4,592
5308 STREET SIGN REPLACE/REPAIR	1,679	6,941	1,954	3,000	5,000	226	4,774
5310 STREET/CURB PAINT	6,285	470	145	8,000	15,000	0	15,000
5410 SNOW REMOVAL - STREETS	25,553	106,121	79,722	50,000	50,000	15,207	34,793
5510 STORM DRAIN CLEAN/INSPECT	3,025	1,093	5,982	4,000	4,000	4,367	(367)
6001 POST LAMP REPAIR	15,764	16,474	13,008	15,000	10,000	6,795	3,205
6008 MISC MAINTENANCE	10,591	1,216	3,574	2,000	2,000	804	1,197
6012 FENCE REPAIR	121	390	0	600	1,000	1,034	(34)
6022 TOT LOT REPAIRS	802	746	29	1,000	1,500	0	1,500
6023 ENTRY SIGN PLANTING/PAINTING	3,956	4,577	1,500	5,000	5,000	4,175	825
6024 PEST CONTROL	0	0	0	1,000	1,000	250	750
TOTAL MAINTENANCE	327,369	404,459	373,268	395,480	398,380	171,175	227,205

EXPENDITURES - NON MAINTENANCE

8001 MANAGEMENT	104,916	107,014	107,014	109,154	109,154	54,577	54,577
8003 ELECTRIC	31,723	27,903	28,355	30,000	30,000	14,608	15,392
8004 PRIVATE PROP MAINTENANCE	5,257	7,044	7,803	6,000	7,500	145	7,355
8005 PROPERTY LIABILITY	4,343	4,156	4,972	4,400	4,800	2,065	2,735
8036 D&O INSURANCE					2,000	636	1,364
8076 INSURANCE CLAIMS	1,124	0	0	0	0	0	0
8101 LEGAL	3,614	6,785	0	3,000	3,000	0	3,000
8102 AUDIT	2,600	2,700	2,800	2,900	3,075	3,150	(75)
8106 COMMON INTEREST FEE	3,781	3,780	3,780	4,410	6,300	0	6,300
8109 BAD DEBT	31,762	17,282	4,951	20,000	20,000	997	19,003
8114 WATER QUALITY ASSESSMENT	20,635	34,491	13,885	30,000	15,000	1,924	13,076
8121 POST LAMP REIMBURSEMENT	6,274	5,885	5,594	5,800	5,400	(\$10)	5,410
8150 MISC NON MAINTENANCE	891	741	464	1,200	1,000	206	794

TOTAL NON-MAINTENANCE	216,920	217,781	179,617	216,864	207,229	78,299	128,930
TOTAL MAINTENANCE	327,369	404,459	373,268	395,480	398,380	171,175	227,205
TOTAL NON-MAINTENANCE	216,920	217,781	179,617	216,864	207,229	78,299	128,930
TOTAL EXPENDITURES w/o CONTRACTS	544,288	622,240	552,885	612,344	605,609	249,475	356,134
9040 ASSESSMENTS TO RESERVES	211,224	183,427	185,726	218,170	193,231	96,615	96,616
Roadway & Interest	25,613	27,249	33,855	35,252	23,000	14,792	8,208
TOTAL CONTRIBUTION to RESERVES	236,837	210,676	219,581	253,421	216,231	111,408	104,823
TOTAL EXP. & RES. (w/o RR + int)	755,512	805,667	738,611	830,514	798,840	346,090	452,750
TOTAL EXP. & RES. (inc. RR + int)	781,125	832,916	772,466	865,765	821,840	360,882	460,958
SPECIAL CONTRACTS							
8022 SECURITY	40,950	45,282	46,068	49,439	49,932	23,823	26,109
8024 TRASH REMOVAL	74,520	75,662	74,427	83,388	84,153	44,128	40,025
Total Contracts	115,470	120,944	120,495	132,827	134,085	67,952	66,133
Per unit cost of special contracts	91.64	95.99	95.63	105.42			

ASSESSMENT/NO CONTRACTS

ANNUAL	620.00	630.00	630.00	653.88
QUARTERLY	155.00	157.50	157.50	163.47
NOTE: ASSESSMENT CEILING IS	629.00	641.00	651.00	654.00
UNIT COUNT	1,260	1,260	1,260	1,260

TOTAL ASSESSMENT WITH CONTRACTS

ANNUALLY	711.64	725.99	725.63	759.30
QUARTERLY	177.91	181.50	181.41	189.82

SUPPLEMENT TO BUDGET

RESERVES SPENDING PLAN	2013 ACTUAL	2014 ACTUAL	2015 ACTUAL	2016 ACTUAL	2017 PLAN*	2017 6/30 YTD
3123 CRACKFILL	17,417				15,000	
3123 STREETS			20,905	1,212		331
3133 PATHS			900			
3223 RETAINING WALLS	13,160	860	40,057	63		4,898
3253 TREES	35,514	33,309	75,023	23,290	40,000	10,848
3213 STORM DRAINS	37,983	3,295	1,200	9,699	3,450	0
3343 STEPS/SIDEWALKS	550	1,475		5,752		228
3233 FENCES	1,402	0	1,310			
3283 SWM FACILITY	5,200	0		11,475		1,500
3153 TOT LOTS					18,000	12,500
3543 CREEK BED				3,258		
3243 ENTRY SIGNS						1,603
3163 LIGHTS	5,203	2,790	24,050			
TOTAL RESERVES SPENDING	116,429	41,729	163,445	54,749	76,450	31,908

*Subject to Item by Item Board Approval