

Stone Creek Condominium Operating Budget
June 1, 2026 - May 31, 2027

	Forecasted	Budget	Proposed Budget	
	FYE 05/31/26	FYE 05/31/26	FYE 05/31/27	
Income				
Assessments	162,870	162,870	162,870	
Short-term Rental Assessment	2,400	3,150	2,400	Assumes 6 units with STR contracts
Interest/Late Fees	3,898	1,680	1,680	FYE '26 bank interest = \$2,400; FYE '27 assumed bank i of \$140/mo
Operating Surplus			-	
Other	1,581	-	-	Fees for renter's pets and "pay by check" fees
Total Income	170,749	167,700	166,950	
Expenses				
Accounting	12,342	12,320	12,320	Base = \$960/mo; Tax returns = \$600; Software fee = \$200
Bank Service Charges	1,109	960	1,030	1stBank: \$25/mo for bill pay; \$40/mo for ACH; Intuit \$250
Provision for Bad Debt	11,188	4,090	9,528	
Electricity	4,405	4,552	4,537	Actual from YE 05/31/26 x 1.03 CenturyLink = \$172/mo, annual inspect = \$585, Thul = \$150/qtr; 1 srvc call = \$350
Fire Alarm	4,837	3,464	3,599	
Income Taxes	34	245	60	
Insurance	32,520	35,469	36,297	Commercial = 30,881, Umbrella = 1,685, D&O = 2,490, Wrkr Comp = 352 (Policy renews 4/9) FYE '26: \$3,118-irrigation adjustments & repairs, \$8,375 for lawn maint, \$500-rodent control
Lawn Care	13,096	12,400	11,000	
Legal Fees	19,801	3,000	4,939	HOA attorney fee - Bylaws and condo docs update + CCIOA issues resolution
Management	6,897	7,500	7,500	Includes website updates
Office Supplies	900	900	900	Includes cost of Microsoft Teams
Parking Lot Improvements	-	500	500	STR signage and violation stickers
Repairs	8,053	8,757	8,000	FYE'26 highlights: \$1,566-chimney; \$1,300- window clean; \$1,950-dryer vents; \$600-new bathrm exhaust vent caps; \$400 street light repair; \$360-clean common areas FYE'27: \$1,300-windows; \$2K dryer vents; \$1,645-chimney
Roof Consultant	-	-	-	
Snow Removal	5,400	11,450	11,450	Base = \$990 x 6; \$5K for loader; \$500 for Ice Melt
Spa R&M	5,952	7,000	5,000	
Trash Removal	4,816	4,483	4,948	(\$404/mo x 7 mos) + (\$424/mo x 5 mos)
Water & Sewer	47,108	50,610	45,341	Water fee increase of 10% less reduction for less irrigating this summer
Prior Year Operating Deficit	-	-	-	
Total Expenses	178,458	167,700	166,950	
Net Surplus/(Deficit)	(7,709)	-	0	