

## Hersey Green Condominium Stonehill Pointe at Hersey Green

### Final 2023 Budget

last revised 01/12/2023

| Item                              | 2022 YTD Actuals  | Hersey Green<br>(full year<br>owners) | Stonehill Pointe<br>at Hersey Green<br>(full year) | 2023 Closings-<br>Stonehill Pointe<br>at Hersey Green | 2023 Closings-<br>SHP @ HG<br>Summit Circle |
|-----------------------------------|-------------------|---------------------------------------|--|---|---|
| Snow and Landscape                | \$ 18,170         | \$ 31,250                             | \$ -   | \$ 8,000  | \$ -  |
| Fertilization                     | included in above |                                       | \$ -   |   | \$ -  |
| Irrigation                        | \$ -              | \$ -                                  | \$ 5,000   | \$ 1,000  | \$ -  |
| Master Insurance                  | \$ 6,966          | \$ 8,575                              | \$ -   | \$ 1,300  | \$ 950                                      |
| Umbrella Insurance                | included in above | \$ 830                                | \$ -   | \$ 100  | \$ -  |
| Legal                             | \$ -              | \$ 200                                | \$ -   | \$ -  | \$ -  |
| Admin/Bookkeeping/Accounting      | \$ 94             | \$ 500                                | \$ -   | \$ 50   | \$ -  |
| Postage/Delivery                  | \$ -              | \$ 25                                 | \$ -   | \$ -  | \$ -  |
| Building Maintenance              | \$ -              | \$ 1,000                              | \$ -   | \$ -  | \$ -  |
| Curbside Trash                    | \$ 2,554          | \$ 3,500                              | \$ -   | \$ 1,000  | \$ -  |
| Management Contract               | \$ 1,800          | \$ 3,060                              | \$ -   | \$ 500  | \$ -  |
| Contingency                       |                   | \$ 1,250                              | \$ -   | \$ -  | \$ -  |
| <b>Income</b>                     | <b>\$ 29,584</b>  | <b>\$ 50,190</b>                      |  | <b>\$ 11,950</b>                                      |   |
| Income Monthly Fee                |                   |                                       |  | \$ 142  |   |
| <b>Reserve</b>                    |                   |                                       |  |   |   |
| Capitol Reserve                   |                   | \$ 6,000                              |  | \$ 1,500  |   |
| Reserve Monthly Fee               |                   |                                       |  | \$ 18   |   |
| Total Operating and Reserves      | 32872.73          | \$ 56,190                             |  | \$ 13,450   |   |
| <b>Total Monthly Fee per Unit</b> |                   | <b>\$ 275</b>                         | <b>\$ 335</b>                                      | <b>\$ 160</b>   | <b>\$ 200</b>                               |

|   |           |
|---|-----------|
| Hersey Green Units                                | 10        |
| SP @ HG Full Year Units                           | 7         |
| Partial Year Units (2023 closings)                | 5         |
| Partial Year Units- Summit Circle (2023 Closings) | 2         |
| <b>Total Units</b>                                | <b>24</b> |

\$500 reserve contribution collected at closing

Stonehill Pointe at Hersey Green units also have irrigation costs; Phase 1 Hersey Green units do not.

New units constructed and closing in 2023 will pay the reduced rate listed above until the start of the new 2024 fiscal year budget.