

STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.

2023 APPROVED BUDGET

Description	2022 Monthly Budget	2022 Annual Budget	2023 APPROVED Monthly Budget	2023 APPROVED Annual Budget
**REVENUE				
Owner Assessments	61,028	732,330	67,516	810,193
Reserve Income-	8,800	105,600	8,384	100,607
Legal Fee Income	167	2,000	167	2,000
Returned Check Fees	0	0	0	0
Screening Fees	500	6,000	417	5,000
Violation Fees	167	2,000	167	2,000
Transponder Income	125	1,500	125	1,500
Late Fee Interest	583	7,000	333	4,000
Clubhouse Fee	125	1,500	167	2,000
Interest Income	125	1,500	0	0
Reserve Interest	0	0	250	3,000
Bad Debt Recovery	0	0	0	0
Miscellaneous Income	0	0	0	0
Administrative Fee- - Reminder Letter	0	0	0	0
Administrative Fee- - Demand Letter	333	4,000	333	4,000
Administrative Fee- - ATP	0	0	0	0
Comcast Incentive Income	0	0	590	7,084
**TOTAL REVENUE	71,953	863,430	78,449	941,384
EXPENSES				
**ADMINISTRATIVE				
Accounting Fees	542	6,500	542	6,500
Bad Debts-	333	4,000	167	2,000
Bank Charges	0	0	0	0
Legal Fees-	1,184	14,208	750	9,000
Annual Corporate Report	6	70	6	70
Administrative-	500	6,000	833	10,000
Administrative- Office Supplies	167	2,000	0	0
Screening Fees	208	2,500	208	2,500
Foreclosure Landscape Maint.	42	500	42	500
Holiday Lighting	225	2,700	225	2,700
**TOTAL ADMINISTRATIVE	3,207	38,478	2,773	33,270
**PROPERTY INSURANCE				
Multiperil Insurance	1,626	19,508	1,788	21,459
**TOTAL PROPERTY INSURANCE	1,626	19,508	1,788	21,459
**UTILITIES				
Electricity-	2,122	25,462	2,313	27,753
Water & Sewer-	528	6,333	528	6,333
**TOTAL UTILITIES	2,650	31,795	2,841	34,086

**CONTRACTS				
Alarm Services	2,042	24,500	2,042	24,500
Cable Television	19,304	231,652	20,986	251,836
Surveillance System	42	500	42	500
Gate Attendants	13,090	157,081	13,294	159,527
Janitorial Service	850	10,200	850	10,200
Janitorial Service - Common Area	100	1,200	100	1,200
Lake & Littoral Zone Maintenance	1,390	16,676	845	10,138
Lawn & Irrigation	5,662	67,940	5,832	69,978
Management Services	2,273	27,276	2,341	28,092
On Site Management	6,933	83,195	7,141	85,690
Pest Control	83	1,000	83	1,000
Pool Maintenance	768	9,210	844	10,131
Pressure Cleaning	583	7,000	1,000	12,000
**TOTAL CONTRACTS	53,120	637,430	55,399	664,792
**REPAIRS/MAINTENANCE				
R&M-Building	500	6,000	0	0
Repairs/Maintenance-	0	0	801	9,613
Repairs/Maintenance- Entry Gate	417	5,000	1,492	17,900
R&M-Rec Center	154	1,846	0	0
Landscaping	1,148	13,773	4,388	52,657
Exotic Maint. East Property Line	83	1,000	83	1,000
Contingency-	250	3,000	250	3,000
**TOTAL REPAIRS/MAINTENANCE	2,552	30,619	7,014	84,170
**RESERVE TRANSFERS				
Reserve Transfers-	8,800	105,600	8,384	100,607
Reserve Interest	0	0	250	3,000
**TOTAL RESERVE TRANSFERS	8,800	105,600	8,634	103,607
**PRIOR YEAR ACTIVITY				
Prior Year Expense-	0	0	0	0
**TOTAL PRIOR YEAR ACTIVITY				
**TOTAL EXPENSES	71,955	863,430	78,449	941,384
Operating Net Income or Loss	-2			

Pooled Reserves

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-40j	Painting	44,593	20	4
30000-244	HVAC	15,500	20	7
30000-001	Pooled	723,363	0	0
30000-66	Security Equipment	63,538	15	2
30000-55	Recreation	1,185,147	35	29
30000-50	Paving	1,235,358	30	27
30000-19	Furniture/Fixtures	130,517	30	27
30000-60	Roof	74,880	20	4
	Totals	3,472,896		

Accumulated Balance thr September	686209
Additional Reserve Funding Thru Year End	0
Total Reserves Thr Year End	686209
Estimated Expenses Thr Year End	0
Balance To Be Funded	2786687
Annual Contribution	100607
Monthly Contribution	8384

Stonehaven Estates HOA-2023
Schedule Of APPROVED Maintenance
STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.

Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	APPROVED Monthly Without Reserves	APPROVED Monthly Reserves	APPROVED Monthly Per Unit Maintenance	APPROVED Monthly Total All Units Maintenance
0.395256917	253	100	\$276.00	\$266.86	\$33.14	\$300.00	\$75,900.00
	253	100					\$75,900.00