

STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.

Budget Analysis WorkSheet - 2026

Description	Proposed Monthly Budget	Proposed Annual Budget
**REVENUE		
Owner Assessments	76,370	916,436
Reserve Income	8,384	100,607
Legal Fee Income	167	2,000
Screening Fees	208	2,500
Violation Fees	83	1,000
Key Income	42	500
Auto Decals	83	1,000
Late Fee Interest	250	3,000
Clubhouse Fee	167	2,000
Interest Income	125	1,500
Reserve Interest	2,500	30,000
Administrative Fee- - Reminder Letter	83	1,000
Administrative Fee- - Demand Letter	167	2,000
Administrative Fee- - ATP	83	1,000
Comcast Incentive Income	937	11,244
**TOTAL REVENUE	89,649	1,075,787
EXPENSES		
**ADMINISTRATIVE		
Accounting Fees	740	8,875
Bad Debts	167	2,000
Legal Fees	583	7,000
Annual Corporate Report	6	70
Administrative	1,167	14,000
Administrative- License, Taxes, Permit	51	610
Foreclosure Landscape Maint.	42	500
Holiday Lighting	313	3,750
**TOTAL ADMINISTRATIVE	3,067	36,805
**PROPERTY INSURANCE		
Multiperil Insurance	3,622	43,460
**TOTAL PROPERTY INSURANCE	3,622	43,460
**UTILITIES		
Electricity	3,167	38,000
Water & Sewer	612	7,340

Telephone	500	6,000
**TOTAL UTILITIES	4,278	51,340
**CONTRACTS		
Alarm Services	2,042	24,500
Cable Television	21,000	252,000
Gate Entry System	375	4,500
Gate Attendants	11,667	140,000
Janitorial Service	1,250	15,000
Lake & Littoral Zone Maintenance	1,392	16,700
Lawn & Irrigation	6,833	82,000
Management Services	3,070	36,840
On Site Management	8,865	106,380
Pest Control	230	2,760
Pool Maintenance	800	9,600
Pressure Cleaning	617	7,400
**TOTAL CONTRACTS	58,140	697,680
**REPAIRS/MAINTENANCE		
Repairs/Maintenance	2,250	27,000
Repairs/Maintenance-Clubhouse Modification	1,667	20,000
Repairs/Maintenance- Entry Gate	167	2,000
Repairs/Maintenance- Tree Trim/Replacemnt	1,500	18,000
Exotic Maint. East Property Line	833	10,000
Landscape-Other Improvements/Maint	2,375	28,495
Landscape-Mulch/Soil	617	7,400
Contingency	250	3,000
**TOTAL REPAIRS/MAINTENANCE	9,658	115,895
**RESERVE TRANSFERS		
Reserve Transfers	8,384	100,607
Reserve Interest	2,500	30,000
**TOTAL RESERVE TRANSFERS	10,884	130,607
**PRIOR YEAR ACTIVITY		
Prior Year Expense	0	0
**TOTAL PRIOR YEAR ACTIVITY		
**TOTAL EXPENSES	89,649	1,075,787

Monthly Assessment: \$335