

STONEY BROOK FARM 2022 APPROVED OPERATING BUDGET

Income	2021 Actual	Oct. Nov. Dec. Projected	2021 Total Projected	2021 Budgeted Assessments	2022 Approved Assessments
Owner Assessments for Operating Expenses	208,768	69,750	278,518	278,100	274,080
Misc Income	12,621	0	12,621	0	0
Total	221,389	69,750	291,139	278,100	274,080

GENERAL & ADMINISTRATIVE	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
7400 Postage/Copies/Office Supplies	1,095	364	1,459	1,000	1,750
7250 Insurance	9,360	3,438	12,798	12,352	14,000
7350 Corporate Fees	70	448	518	62	525
7460 Web-Site Domain Hosting	225	0	225	0	0
7100 Management	20,160	6,231	26,391	29,324	24,924
7155 Turnover Legal (Developer Negotiations)	621	3,000	3,621	10,000	10,000
7150 Legal	2,715	1,000	3,715	5,000	2,500
7200 Accounting	365	0	365	500	500
TOTAL G & A EXPENSE:	34,611	14,481	49,092	58,238	54,199

UTILITIES	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
8700 Electric, Common Areas	17,757	5,919	23,676	26,000	25,000
8720 Telephone, Gate System	888	300	1,188	1,000	1,200
8730 Cable	3,423	1,167	4,590	3,675	4,700
TOTAL UTILITIES EXPENSE:	22,067	7,386	29,453	30,675	30,900

GROUNDS MAINT COMMON AREA	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
8850 Lawn care	50,669	16,650	67,319	68,400	69,000
8900 Mulch	900	0	900	6,000	3,000
8950 Fertilizer/Insecticides	750	500	1,250	0	1,250
9000 Tree/Plant/Flower Replacement	10,680	1,000	11,680	10,000	7,500
9050 Tree Trimming	396	0	396	0	500
9100 Sprinkler Maintenance	6,592	2,198	8,790	12,000	9,000
9150 Lake Maintenance	3,042	1,014	4,056	4,056	5,000
9200 Fountain Maintenance/Repairs	342	500	842	3,500	1,000
9210 Playground Maintenance/Repairs	755	0	755	2,000	500
9220 Misc. Maintenance/Repairs	1,106	0	1,106	13,000	1,000
9240 Gate Maintenance/Repairs	0	10,000	10,000	2,000	10,000
9250 Lawn Care/Lots	2,850	950	3,800	9,300	4,800
9260 Irrigation Lots	5,887	1,962	7,849	0	5,000
TOTAL MAINTENANCE EXPENSE:	83,969	34,774	118,743	130,256	117,550

CLUBHOUSE/POOL	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
9320 Pool Service	3,698	1,232	4,930	4,750	5,150
9330 Pool Maintenance/Repairs/Permits	987	500	1,487	3,000	1,600
9340 Water & Sewer	545	181	726	2,000	1,200
9345 Pool Furniture Replacement and Repair	3,865	0	3,865	0	0
9400 Clubhouse Cleaning	1,427	475	1,902	3,500	2,000
9420 Clubhouse Maintenance	3,017	1,005	4,022	7,909	15,000
9430 Fitness Room Maintenance/Repairs	17	2,500	2,517	1,500	1,500
9450 Pest Control	2,572	857	3,429	1,000	3,500
9460 Fire Alarm Monitoring	733	245	978	600	1,000
TOTAL CLUBHOUSE/POOL EXPENSE:	16,859	6,995	23,854	24,259	30,950

MISCELLANEOUS / CONTINGENCY	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
9550 Contingency	1,775	592	2,367	10,003	5,481
9560 Bad Debt	0	0	0	4,669	0
TOTAL MISCELLANEOUS / CONTINGENCY EXPENSE:	1,775	592	2,367	14,672	5,481

TOTAL COMMON EXPENSE	2021 Actuals	Oct. Nov. Dec. Projected	2021 projected	2021 Approved Budget	2022 Approved Budget
TOTAL COMMON EXPENSE	159,282	64,227	223,510	258,100	239,080
RESERVE ALLOCATION TO ROAD CAPITAL FUND	15,000	5,000	20,000	20,000	35,000
TOTAL COMMON EXPENSE AND RESERVE ALLOCATION	174,282	69,227	243,510	278,100	274,080

YTD SURPLUS (DEFICIT)	47,106	523	47,629	0	0
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2022 PROJECTED VACANT LOT EXPENSES & CHARGES	Annual
9250 Lawn Care/Lots-(10 Vacant Lots x 12 mows x \$40 per mow)	4,800

*Must have foundation poured by 1/1/22 to be reduced to developed status, otherwise the additional \$480 per year per lot charge will apply.

2022 ASSESSMENT PER UNIT	Annual	Monthly	TOTAL
DEVELOPED LOTS - 102	\$2,400.00	\$200.00	\$242,400.00
VACANT LOTS - 10	\$2,880.00	\$240.00	\$31,680.00
			\$274,080.00
2021 ASSESSMENT PER UNIT	Annual	Monthly	TOTAL
DEVELOPED LOTS - 81	\$2,400.00	\$200.00	\$194,400.00
VACANT LOTS - 31	\$2,700.00	\$225.00	\$83,700.00
			\$278,100.00

Approved: _____
Date: _____