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Stoney Brook Farm Approved 2024 Budget

		2023 Actual	Approved 2024 Budget
General & Administrative Expenses		Jan 1 - Oct 31 2023	
07100 - Management Fees		\$ 21,808.30	26,169.96
07150 - Legal Fees		\$ 260.00	312.00
07155 - Legal - Turnover		\$ 8,050.00	9,660.00
07200 - Accounting Fees		\$ 395.00	474.00
07250 - Insurance-General Liability		\$ 13,995.60	16,794.72
07350 - Corporate Filing Fees		\$ 61.25	73.50
07400 - Administration Expenses		\$ 553.88	664.66
Utilities			
08700 - Electric: Common Areas		\$ 26,886.85	35,000.00
08720 - Telephone - Gate System		\$ 1,110.48	1,332.58
08730 - Cable		\$ 4,263.91	5,116.69
Grounds & Maintenance/Common Areas			
08850 - Lawn Maintenance		\$ 56,809.28	68,171.14
08900 - Mulch		-	0.00
08950 - Pest Control/Fertilization		\$ 1,500.00	1,800.00
09000 - Tree/Plant/Flower Replacement		\$ 15,892.10	19,070.52
09050 - Tree Trimming		\$ 9,635.00	11,562.00
09100 - Sprinkler Maintenance		\$ 12,229.19	14,675.03
09150 - Lake Maintenance		\$ 3,616.60	4,339.92
09200 - Fountain Maintenance		\$ 4,744.43	5,693.32
09210 - Recreation Maintenance/Repairs		-	0.00
09220 - Misc Maintenance		\$ 1,890.12	2,268.14
09240 - Gate Maintenance/Repairs		\$ 1,890.00	5,000.00
09250 - Lawn Care/Lots		\$ 900.00	1,080.00
09260 - Irrigation/Lots		\$ 15,488.10	25,000.00
Pool Expenses			
09320 - Pool Service		\$ 3,971.37	4,765.64
09330 - Pool Maintenance/Repairs		\$ 3,191.68	3,830.02
09340 - Water/Sewer		\$ 2,057.27	2,468.72
09400 - Clubhouse Cleaning		\$ 1,857.81	2,229.37
09420 - Clubhouse Maintenance		\$ 17,182.41	20,618.89
09430 - Fitness Room Maint/Repairs		\$ 1,061.76	1,274.11
09450 - Pest Control		\$ 827.11	992.53
09460 - Fire Alarm Monitoring		\$ 674.42	809.30
Other Expenses			
09550 - Contingency		\$ 1,669.70	5,353.23
Reserve Expense			
09810 - Reserves		\$ 45,833.34	55,000.00
Total Expense		\$ 278,637.26	\$ 351,600.00
Monthly (Total Expense Divided by 12)			
Monthly (Total Expense Divided by 12)			\$ 29,300.00
Monthly Per Lot (Undeveloped Lots)	3	\$ 320.00	\$ 960.00
Monthly Less Undeveloped Lots			\$ 28,340.00
Monthly Per Lot (Developed Lots)	109		\$ 260.00
Developed Lots			
Developed Lots	109	\$ 260.00	\$ 28,340.00
Undeveloped Lots Monthly Revenue	3	\$ 320.00	\$ 960.00
Total Revenue:		\$ 29,300.00	\$ 351,600.00