

Stoney Brook Approved 2020 Operating Budget

Income	2019 Assessments	2020 Assessments
Owner Assessments	\$215,044.00	\$268,794.00
Prior Year Surplus	\$33,895.00	\$0.00
Total	\$248,939.00	\$268,794.00

	2019 ANNUAL BUDGET	2019 projected	2020 BUDGET	DOLLAR COMPARISON
GENERAL & ADMINISTRATIVE				
7400 Postage/Copies/Office Supplies	\$1,000.00	\$3,025.33	\$1,000.00	\$0.00
7250 Insurance	\$10,100.00	\$14,000.00	\$12,352.00	\$2,252.00
7350 Corporate Fees	\$62.00	\$82.67	\$62.00	\$0.00
7460 Web-Site Domain Hosting	\$720.00	\$960.00	\$720.00	\$0.00
TOTAL ADMINISTRATIVE	\$11,882.00	\$18,068.00	\$14,134.00	\$2,252.00
PROFESSIONAL SERVICES				
7100 Management	\$27,752.00	\$27,752.04	\$28,610.00	\$858.00
Turnover Legal			\$7,500.00	
7150 Legal	\$6,000.00	\$7,109.84	\$5,500.00	-\$500.00
Turnover Accounting			\$5,500.00	
7200 Accounting	\$1,000.00	\$460.00	\$500.00	-\$500.00
TOTAL PROFESSIONAL	\$34,752.00	\$35,321.88	\$47,610.00	-\$142.00
GROUNDS MAINT COMMON AREA				
8850 Lawn care	\$56,400.00	\$51,600.00	\$86,400.00	\$30,000.00
9230 Ditchbank/82& 4th Street Mowing	\$6,714.00	\$4,800.00	\$4,800.00	-\$1,914.00
8950 Fertilizer/Insecticides	\$3,600.00	\$7,404.00	\$0.00	-\$3,600.00
9000 Tree/Plant/Flower Replacement	\$3,000.00	\$3,694.67	\$3,000.00	\$0.00
8900 Mulch	\$4,000.00	\$0.00	\$4,000.00	\$0.00
9150 Lake Maintenance	\$4,056.00	\$4,061.33	\$4,056.00	\$0.00
9200 Fountain Maintenance/Repairs	\$3,500.00	\$3,734.00	\$3,500.00	\$0.00
9100 Sprinkler Maintenance	\$12,000.00	\$26,520.00	\$12,000.00	\$0.00
9210 Playground Maintenance/Repairs	\$1,000.00	\$0.00	\$0.00	-\$1,000.00
9240 Gate Maintenance/Repairs	\$2,000.00	\$6,329.69	\$2,000.00	\$0.00
9270 Tennis Court Maintenance/Repairs	\$1,000.00	\$0.00	\$0.00	-\$1,000.00
9220 Maintenance/Repairs	\$9,095.00	\$12,204.21	\$9,000.00	-\$995.00
TOTAL MAINTENANCE	\$106,365.00	\$120,347.91	\$128,756.00	\$22,391.00
UTILITIES				
8700 Electric, Common Areas	\$26,500.00	\$25,653.37	\$26,000.00	-\$500.00
8720 Telephone, Gate System	\$3,000.00	\$986.64	\$3,000.00	\$0.00
8730 Cable	\$2,400.00	\$3,672.17	\$2,400.00	\$0.00
TOTAL UTILITIES	\$31,900.00	\$30,312.19	\$31,400.00	-\$500.00
CLUBHOUSE/POOL				
9320 Pool Service	\$4,690.00	\$4,840.00	\$4,440.00	-\$250.00
9330 Pool Maintenance/Repairs/Permits	\$5,000.00	\$2,114.91	\$3,000.00	-\$2,000.00
9340 Water & Sewer	\$2,000.00	\$3,148.92	\$2,000.00	\$0.00
9400 Clubhouse Cleaning	\$5,000.00	\$2,765.33	\$5,066.00	\$66.00
9420 Clubhouse Maintenance	\$12,000.00	\$15,718.37	\$10,000.00	-\$2,000.00
9430 Fitness Room Maintenance/Repairs (new)	\$750.00	\$0.00	\$1,500.00	\$750.00
9450 Pest Control	\$600.00	\$0.00	\$987.00	\$387.00
TOTAL CLUBHOUSE/POOL	\$30,040.00	\$28,587.53	\$26,993.00	-\$3,047.00
MISCELLANEOUS				
9550 Contingency	\$15,000.00	\$17,266.03	\$9,901.00	-\$5,099.00
9560 Bad Debt	\$19,000.00	\$36,643.60	\$10,000.00	-\$9,000.00
TOTAL CONTINGENCY	\$34,000.00	\$53,909.63	\$19,901.00	-\$14,099.00
TOTAL COMMON EXPENSE	\$248,939.00	\$286,547.14	\$268,794.00	\$6,855.00

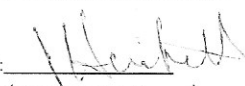
	2019 ANNUAL BUDGET	2020 BUDGET	DOLLAR COMPARISON
VACANT LOT EXPENSES			
9250 Lawn Care/Lots-(Based on 38 Lots, 12 mows)	\$12,636.00	\$12,636.00	\$0.00
TOTAL GOUNDS MAINT/LOTS	\$12,636.00	\$12,636.00	\$0.00

TOTAL COMMON EXPENSES	\$248,939.00	\$268,794.00	\$6,855.00
TOTAL GOUNDS MAINT/VACANT LOTS	\$12,636.00	\$12,636.00	\$0.00
TOTAL OPERATING EXPENSES	\$261,575.00	\$281,430.00	\$6,855.00

2019 APPROVED ASSESSMENT PER UNIT	Monthly
DEVELOPED LOTS - 72	\$160.00
VACANT LOTS - 40	\$187.71

2020 ASSESSMENT PER UNIT	Monthly
DEVELOPED LOTS - 74	\$200.00
VACANT LOTS - 38	\$227.71

*lots must be cleared by 1/1/19 to be reduced to developed

Approved: 
 Date: 12/18/19