

Stoney Brook Approved 2021 Operating Budget

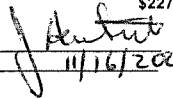
Income	2020 Assessments	2020 Projected	2021 Approved Assessments
Owner Assessments for Operating Expenses	\$268,079.00	\$228,079.90	\$248,800.00
Prior Year Surplus	\$0.00	\$0.00	\$0.00
Owner Assessments for Reserve Contribution	\$0.00	\$40,000.00	\$20,000.00
Total	\$268,079.00	\$268,079.90	\$268,800.00

	2020 Approved Budget	2020 projected	2021 Approved Budget	Increase/ decrease
GENERAL & ADMINISTRATIVE				
7400 Postage/Copies/Office Supplies	\$1,000.00	\$805.00	\$1,000.00	\$0.00
7250 Insurance	\$12,352.00	\$12,352.00	\$12,352.00	\$0.00
7350 Corporate Fees	\$62.00	\$61.25	\$62.00	\$0.00
7460 Web-Site Domain Hosting	\$720.00	\$1,433.00	\$0.00	-\$720.00
TOTAL ADMINISTRATIVE	\$14,134.00	\$14,651.25	\$13,414.00	-\$720.00
PROFESSIONAL SERVICES				
7100 Management	\$28,610.00	\$28,609.00	\$29,324.00	\$714.00
Turnover Legal	\$7,500.00	\$8,889.25	\$10,000.00	\$2,500.00
7150 Legal	\$5,500.00	\$1,208.00	\$5,000.00	-\$500.00
Turnover Accounting	\$5,500.00	\$0.00	\$0.00	-\$5,500.00
7200 Accounting	\$500.00	\$355.00	\$500.00	\$0.00
TOTAL PROFESSIONAL	\$47,610.00	\$39,061.25	\$44,824.00	-\$2,786.00
GROUNDS MAINT COMMON AREA				
8850 Lawn care	\$86,400.00	\$75,000.00	\$68,400.00	-\$18,000.00
9230 Ditchbank/82& 4th Street Mowing	\$4,800.00	\$4,800.00	\$0.00	-\$4,800.00
8950 Fertilizer/Insecticides	\$0.00	\$7,404.00	\$0.00	\$0.00
9000 Tree/Plant/Flower Replacement	\$3,000.00	\$3,694.67	\$10,000.00	\$7,000.00
8900 Mulch	\$4,000.00	\$0.00	\$6,000.00	\$2,000.00
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	\$12,145.00	\$12,000.00	\$0.00
9210 Playground Maintenance/Repairs	\$0.00	\$0.00	\$2,000.00	\$2,000.00
9240 Gate Maintenance/Repairs	\$2,000.00	\$6,184.00	\$2,000.00	\$0.00
9270 Tennis Court Maintenance/Repairs	\$0.00	\$0.00	\$0.00	\$0.00
9220 Maintenance/Repairs	\$9,095.00	\$12,204.21	\$13,000.00	\$3,905.00
TOTAL MAINTENANCE	\$128,851.00	\$129,227.21	\$120,956.00	-\$7,895.00
UTILITIES				
8700 Electric, Common Areas	\$26,000.00	\$25,653.37	\$26,000.00	\$0.00
8720 Telephone, Gate System	\$3,000.00	\$986.64	\$1,000.00	-\$2,000.00
8730 Cable	\$2,400.00	\$3,672.17	\$3,675.00	\$1,275.00
TOTAL UTILITIES	\$31,400.00	\$30,312.19	\$30,675.00	-\$725.00
CLUBHOUSE/POOL				
9320 Pool Service	\$4,440.00	\$4,740.00	\$4,750.00	\$310.00
9330 Pool Maintenance/Repairs/Permits	\$3,000.00	\$40.00	\$3,000.00	\$0.00
9340 Water & Sewer	\$2,000.00	\$572.00	\$2,000.00	\$0.00
9400 Clubhouse Cleaning	\$5,066.00	\$2,620.00	\$3,500.00	-\$1,566.00
9420 Clubhouse Maintenance	\$10,000.00	\$3,862.00	\$7,909.00	-\$2,091.00
9430 Fitness Room Maintenance/Repairs (new)	\$1,500.00	\$0.00	\$1,500.00	\$0.00
9450 Pest Control	\$987.00	\$739.00	\$1,000.00	\$13.00
9460 Fire Alarm Monitoring	\$0.00	\$533.00	\$600.00	\$600.00
TOTAL CLUBHOUSE/POOL	\$26,993.00	\$13,106.00	\$24,259.00	-\$2,734.00
MISCELLANEOUS				
9550 Contingency	\$9,091.00	\$1,000.00	\$10,003.00	\$912.00
9560 Bad Debt	\$10,000.00	\$722.00	\$4,669.00	-\$5,331.00
TOTAL CONTINGENCY	\$19,091.00	\$1,722.00	\$14,672.00	-\$4,419.00
TOTAL COMMON EXPENSE	\$268,079.00	\$228,079.90	\$248,800.00	-\$19,279.00
RESERVE ALLOCATION	\$0.00	\$40,000.00	\$20,000.00	\$20,000.00

VACANT LOT EXPENSES				
9250 Lawn Care/Lots-(31 Vacant Lots x 12 mows x \$25 per mow)	\$12,636.00	\$10,530.00	\$9,300.00	-\$3,336.00
TOTAL GOUNDS MAINT/LOTS	\$12,636.00	\$10,530.00	\$9,300.00	-\$3,336.00
TOTAL COMMON EXPENSES & RESERVE ALLOCATION	\$268,079.00	\$268,079.90	\$268,800.00	-\$721.00
TOTAL GOUNDS MAINT/VACANT LOTS	\$12,636.00	\$10,530.00	\$9,300.00	\$3,336.00
TOTAL OPERATING EXPENSES & RESERVE ALLOC.	\$280,715.00	\$278,609.90	\$278,100.00	\$2,615.00

2021 ASSESSMENT PER UNIT		Annual	Monthly
DEVELOPED LOTS - 81		\$2,400.00	\$200.00
VACANT LOTS - 31		\$2,700.00	\$225.00
2020 ASSESSMENT PER UNIT		Monthly	
DEVELOPED LOTS - 74		\$200.00	
VACANT LOTS - 38		\$227.00	

*lots must be cleared by 1/1/21 to be reduced to developed

Approved: 
Date: 11/16/2020