

**Stoney Brook Farm Property Owners Association, Inc.
2019 Approved Budget**

Income	2018 Assessments		2019 Assessments	
Owner Assessments	\$248,939.00		\$248,939.00	
Vacant Lot Mow	\$12,636.00		\$12,636.00	
Reserves	\$0.00		\$0.00	
Total	\$261,575.00		\$261,575.00	

	2018 ANNUAL BUDGET	2018 ESTIMATED YEAR END	2019 APPROVED BUDGET	DOLLAR COMPARISON
GENERAL & ADMINISTRATIVE				
7400 Postage/Copies/Office Supplies	\$1,000.00	\$600.00	\$1,000.00	\$0.00
7250 Insurance	\$10,100.00	\$10,150.00	\$10,100.00	\$0.00
7350 Corporate Fees	\$62.00	\$62.00	\$62.00	\$0.00
7460 Web-Site Domain Hosting	\$720.00	\$720.00	\$720.00	\$0.00
TOTAL ADMINISTRATIVE	\$11,882.00	\$11,532.00	\$11,882.00	\$0.00
PROFESSIONAL SERVICES				
7100 Management	\$27,752.00	\$27,752.00	\$27,752.00	\$0.00
7150 Legal	\$6,000.00	\$8,650.00	\$6,000.00	\$0.00
7200 Accounting	\$1,000.00	\$350.00	\$1,000.00	\$0.00
TOTAL PROFESSIONAL	\$34,752.00	\$36,752.00	\$34,752.00	\$0.00
GROUNDS MAINT COMMON AREA				
8850 Lawn care	\$56,400.00	\$56,400.00	\$56,400.00	\$0.00
9230 Ditchbank/82&4th Street Mowing	\$6,714.00	\$5,120.00	\$6,714.00	\$0.00
8950 Fertilizer/Insecticides	\$3,600.00	\$6,000.00	\$3,600.00	\$0.00
9000 Tree/Plant/Flower Replacement	\$3,000.00	\$6,580.00	\$3,000.00	\$0.00
8900 Mulch	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00
9150 Lake Maintenance	\$4,056.00	\$4,056.00	\$4,056.00	\$0.00
9200 Fountain Maintenance/Repairs	\$3,500.00	\$800.00	\$3,500.00	\$0.00
9100 Sprinkler Maintenance	\$12,000.00	\$23,421.00	\$12,000.00	\$0.00
9210 Playground Maintenance/Repairs	\$1,000.00	\$0.00	\$1,000.00	\$0.00
9240 Gate Maintenance/Repairs	\$2,000.00	\$3,665.21	\$2,000.00	\$0.00
9270 Tennis Court Maintenance/Repairs	\$1,000.00	\$0.00	\$1,000.00	\$0.00
9220 Maintenance/Repairs	\$9,095.00	\$9,716.00	\$9,095.00	\$0.00
TOTAL MAINTENANCE	\$106,365.00	\$119,758.21	\$106,365.00	\$0.00
UTILITIES				
8700 Electric, Common Areas	\$26,500.00	\$25,581.00	\$26,500.00	\$0.00
8720 Telephone, Gate System	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00
8730 Cable	\$2,400.00	\$3,240.00	\$2,400.00	\$0.00
TOTAL UTILITIES	\$31,900.00	\$31,821.00	\$31,900.00	\$0.00
CLUBHOUSE/POOL				
9320 Pool Service	\$4,690.00	\$4,690.00	\$4,690.00	\$0.00
9330 Pool Maintenance/Repairs/Permits	\$5,000.00	\$1,930.00	\$5,000.00	\$0.00
9340 Water & Sewer	\$2,000.00	\$500.00	\$2,000.00	\$0.00
9400 Clubhouse Cleaning	\$5,000.00	\$4,000.00	\$5,000.00	\$0.00
9420 Clubhouse Maintenance	\$12,000.00	\$2,106.00	\$12,000.00	\$0.00
9430 Fitness Room Maintenance/Repairs (new)	\$750.00	\$0.00	\$750.00	\$0.00
9450 Pest Control	\$600.00	\$0.00	\$600.00	\$0.00
TOTAL CLUBHOUSE/POOL	\$30,040.00	\$13,226.00	\$30,040.00	\$0.00
MISCELLANEOUS				
9550 Contingency	\$15,000.00	\$5,060.00	\$15,000.00	\$0.00
9560 Bad Debt	\$19,000.00	\$19,000.00	\$19,000.00	\$0.00
TOTAL CONTINGENCY	\$34,000.00	\$24,060.00	\$34,000.00	\$0.00
TOTAL COMMON EXPENSE	\$248,939.00	\$237,149.21	\$248,939.00	\$0.00

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	2018 ANNUAL BUDGET	2018 ESTIMATED YEAR END	2019 APPROVED BUDGET	DOLLAR COMPARISON
VACANT LOT EXPENSES				
9250 Lawn Care/Lots-(Based on 41 Lots, 10 mows)	\$12,636.00	\$12,636.00	\$12,636.00	\$0.00
TOTAL GOUNDS MAINT/LOTS	\$12,636.00	\$12,636.00	\$12,636.00	\$0.00
RESERVES				
9810 Reserves	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RESERVES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL COMMON EXPENSES	\$248,939.00	\$237,149.21	\$248,939.00	\$0.00
TOTAL GROUNDS MAINT/VACANT LOTS	\$12,636.00	\$12,636.00	\$12,636.00	\$0.00
TOTAL RESERVES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING EXPENSES	\$261,575.00	\$249,785.21	\$261,575.00	\$0.00
TOTAL RETAINED EARNINGS	\$33,895.00		\$33,895.00	

2018 APPROVED ASSESSMENT PER UNIT	Annual	Monthly
DEVELOPED LOTS - 68	\$1,920.04	\$160.00
VACANT LOTS - 44	\$2,207.22	\$183.93

2019 APPROVED ASSESSMENT PER UNIT	Annual	Monthly
DEVELOPED LOTS - 72	\$1,920.04	\$160.00
VACANT LOTS - 40	\$2,235.94	\$186.33

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

Approved: _____
Date: _____

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Added year rol

Four main line
Once a year st
Replaced new

Included utilitie

5 Gutter leak n
Several leaks i

To include Mai
Equipment rep

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increased to 9

Due to large tr:

\$115,200.00
\$112,476.00
\$227,676.00