

STONEY BROOK FARM 2023 OPERATING BUDGET AS OF: OCTOBER 25, 2022

Inflation Adjustment

105.00%

Income	YTD August 2022 Actual	Sept. Oct. Nov. Dec. 2022 Projected	2022 Total Projected	2022 Approved Budget	2023 Proposed Budget
Owner Assessments for Operating Expenses	182,710	91,355	274,065	274,080	322,560
Misc Income	5,762	0	5,762	0	0
Total	188,472	91,355	279,827	274,080	322,560
GENERAL & ADMINISTRATIVE					
7400 Postage/Copies/Office Supplies	612	306	918	1,750	964
7250 Insurance	9,168	4,584	13,752	14,000	14,440
7350 Corporate Fees	61	31	92	525	96
7100 Management	16,616	8,308	24,924	24,924	26,170
7155 Turnover Legal (Developer Negotiations)	7,236	3,618	10,854	10,000	11,397
7150 Legal	647	324	971	2,500	1,019
7200 Accounting	1,855	928	2,783	500	2,922
TOTAL G & A EXPENSE:	36,195	18,098	54,293	54,199	57,008
UTILITIES					
8700 Electric, Common Areas	17,755	8,878	26,633	25,000	27,964
8720 Telephone, Gate System	841	421	1,262	1,200	1,325
8730 Cable	3,212	1,606	4,818	4,700	5,059
TOTAL UTILITIES EXPENSE:	21,808	10,904	32,712	30,900	34,348
GROUNDS MAINT COMMON AREA					
8850 Lawn care	45,102	22,551	67,653	69,000	71,036
8900 Mulch*	0	0	0	3,000	6,000
8950 Fertilizer/Insecticides	1,270	635	1,905	1,250	2,000
9000 Tree/Plant/Flower Replacement*	1,290	645	1,935	7,500	8,032
9050 Tree Trimming*	1,975	988	2,963	500	6,111
9100 Sprinkler Maintenance	3,139	1,570	4,709	9,000	4,944
9150 Lake Maintenance	2,846	1,423	4,269	5,000	4,482
9200 Fountain Maintenance/Repairs	1,089	545	1,634	1,000	1,715
9210 Playground Maintenance/Repairs	89	45	134	500	140
9220 Misc. Maintenance/Repairs*	371	186	557	1,000	17,258
9240 Gate Maintenance/Repairs	19,145	9,573	28,718	10,000	10,153
9250 Lawn Care/Lots**	1,000	500	1,500	4,800	1,575
9260 Irrigation Lots	3,277	1,639	4,916	5,000	5,161
TOTAL MAINTENANCE EXPENSE:	80,593	40,297	120,890	117,550	138,608
CLUBHOUSE/POOL					
9320 Pool Service	3,447	1,724	5,171	5,150	5,429
9330 Pool Maintenance/Repairs/Permits	2,065	1,033	3,098	1,600	3,252
9340 Water & Sewer	1,887	944	2,831	1,200	2,972
9345 Pool Furniture Replacement and Repair	0	0	0	0	0
9400 Clubhouse Cleaning	1,285	643	1,928	2,000	2,024
9420 Clubhouse Maintenance*	3,203	1,602	4,805	15,000	15,945
9430 Fitness Room Maintenance/Repairs	0	0	0	1,500	1,750
9450 Pest Control	723	362	1,085	3,500	1,139
9460 Fire Alarm Monitoring	626	313	939	1,000	986
TOTAL CLUBHOUSE/POOL EXPENSE:	13,236	6,618	19,854	30,950	32,597
MISCELLANEOUS / CONTINGENCY					
9550 Contingency	0	0	0	5,481	5,000
9560 Bad Debt	0	0	0	0	0
TOTAL MISCELLANEOUS / CONTINGENCY EXPENSE:	0	0	0	5,481	5,000
TOTAL COMMON EXPENSE	151,832	75,916	227,748	239,080	267,560
RESERVE ALLOCATION TO ROAD CAPITAL FUND	23,333	11,667	35,000	35,000	55,000
TOTAL COMMON EXPENSE AND RESERVE ALLOCATION	175,165	87,583	262,748	274,080	322,560
YTD SURPLUS (DEFICIT)	13,307	3,772	17,079	0	0



2022 PROJECTED VACANT LOT EXPENSES & CHARGES		Annual		
9250	Lawn Care/Lots-(4 Vacant Lots x 12 mows x \$60 per mow)		2,880	
**Must have foundation poured by 1/1/23 to be reduced to developed status, otherwise the additional \$720 per year per lot charge will apply. The annual expense budget for this (\$1,575) is less than the anticipated revenue (\$2,880).				
2023 ASSESSMENT PER UNIT		Lots	Annual	Monthly
DEVELOPED LOTS - 108		108	\$2,880.00	\$240.00
VACANT LOTS - 4		4	\$3,600.00	\$300.00
				Vacant Lots Mowing->
				(\$2,880)
				\$322,560
2022 ASSESSMENT PER UNIT			Annual	Monthly
DEVELOPED LOTS - 102		102	\$2,400.00	\$200.00
VACANT LOTS - 10		10	\$2,880.00	\$240.00
				\$274,080

*Note - For 2023, there are the following incremental adds to the budget that were discussed and sanctioned at the 10/24/2022 Budget Workshop: \$15,774 for cutting & haul off of trees/brush encroaching the pond on the back west of clubhouse (included in #9220); \$10,000 for interior painting of the clubhouse (included in #9420); \$900 for pressure washing of tennis courts (included in #9220); \$3,000 for trimming of trees in common area hedges (included in #9050); and \$12,000 requested for the beautification committee (split \$6,000 in #8900 & \$6,000 in #9000)

Approved: _____
Date: _____