

STONE BROOK HOA - 2010 BUDGET & FIVE YEAR PLAN
 REVENUE AND SUMMARY

		1	2	3	4	5	
	APPROVED	APPROVED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	
	2009	2010	2011	2012	2013	2014	
Monthly Dues	1 \$ 360	\$ 365	\$ 375	\$ 385	\$ 395	\$ 405	1
INCOME	2						2
Homeowner Dues	3 \$ 1,218,240	\$ 1,235,160	\$ 1,269,000	\$ 1,302,840	\$ 1,336,680	\$ 1,370,520	3
Chateau Fees	4 13,500	13,500	13,635	13,771	13,909	14,048	4
Interest-Ops Funds	5 300	400	408	416	420	425	5
Interest - Reserves	6 9,314	9,400	9,485	9,570	9,656	9,743	6
Service Charges, Reserve Accts	7 -	(100)	(100)	(100)	(100)	(100)	7
Late Fees	8 1,728	1,500	1,500	1,500	1,500	1,500	8
Transfer Fees	9 3,000	3,000	3,000	3,000	3,000	3,000	9
Misc Income	10 560	12,600	12,978	13,367	13,768	14,181	10
TOTAL INCOME	11 1,246,642	1,275,460	1,309,906	1,344,365	1,378,834	1,413,317	11
	12						12
	13						13
TOTAL OPERATING EXPENSE	14 924,963	927,207	962,748	995,927	1,030,521	1,066,601	14
TOTAL RESERVE EXPENSE	15 267,307	327,800	403,971	307,706	379,674	349,000	15
	16						16
Total expenses	17 1,192,270	1,255,007	1,366,719	1,303,633	1,410,195	1,415,601	17
	18						18
Net income	19 \$ 54,372	\$ 20,453	\$ (56,814)	\$ 40,732	\$ (31,361)	\$ (2,284)	19
	20						20

STONEY BROOK HOA - 2010 BUDGET & FIVE YEAR PLAN
 OPERATING EXPENSES

		1	2	3	4	5	Avg Ann	
	APPROVED	APPROVED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	% Chg	
	2009	2010	2011	2012	2013	2014	2010-2014	
Salaries & Benefits:								
General Manager	1	\$ 92,128	\$ 92,128	\$ 94,892	\$ 97,739	\$ 100,671	\$ 103,691	1
Office Manager	2	52,515	52,515	54,090	55,713	57,385	59,106	2
Maintenance Staff (General)	3	241,715	248,385	255,837	263,512	271,417	279,560	3
Overtime	4	7,000	7,000	7,000	7,000	7,000	7,000	4
Salary Incentive Allowance	5	4,000	4,000	4,000	4,000	4,000	4,000	5
Denver OP Tax	6	576	576	576	576	576	576	6
FICA Tax	7	30,092	30,602	31,504	32,433	33,390	34,376	7
FUTA Tax	8	674	1,020	804	827	851	876	8
SUTA Tax	9	1,631	2,452	6,589	6,783	6,984	7,190	9
Wkrs Comp Insurance	10	9,900	10,142	10,264	10,387	10,512	10,638	10
Health & Life Ins.	11	29,905	24,940	25,688	26,459	27,253	28,070	11
IRA Contributions	12	8,695	6,347	6,414	6,481	6,549	6,618	12
Total Salaries & Benefits	13	478,831	480,107	497,657	511,910	526,586	541,699	3.80%
	14							14
Administrative:								
Advertising Costs	16	120	200	206	212	219	225	16
Accounting & Audit	17	4,050	4,300	4,300	4,300	4,300	4,300	17
Office Equip & R&M	18	3,607	2,800	2,884	2,971	3,060	3,151	18
Office Supplies	19	7,957	6,000	6,180	6,365	6,556	6,753	19
Security	20	3,599	3,600	3,708	3,819	3,934	4,052	20
Legal	21	4,244	2,000	2,060	2,122	2,185	2,251	21
Printing	22	5,517	4,500	4,635	4,774	4,917	5,065	22
Social Funds	23	2,652	1,700	1,751	1,804	1,858	1,913	23
Education	24	1,167	500	515	530	546	563	24
Telephones	25	4,000	4,000	4,120	4,244	4,371	4,502	25
Total Administrative	26	36,912	29,600	30,359	31,141	31,946	32,775	3.24%
	27							27
Maintenance:								
Trash Removal	29	6,885	7,000	7,210	7,426	7,649	7,879	29
Grounds & Maint Supplies	30	25,462	25,500	26,265	27,053	27,865	28,700	30
Gasoline	31	11,548	9,500	9,785	10,079	10,381	10,692	31
Fertilizer	32	7,500	7,500	7,725	7,957	8,195	8,441	32
Lighting R&M	33	1,645	2,700	2,781	2,864	2,950	3,039	33
Ponds & Streams Maint	34	12,731	12,800	13,184	13,580	13,987	14,407	34
Equip Maint & Tools	35	5,354	5,500	5,665	5,835	6,010	6,190	35
Equip Rental	36	1,311	1,500	1,545	1,591	1,639	1,688	36
Vehicle Maint	37	3,090	3,100	3,193	3,289	3,387	3,489	37
Sewer Cleaning	38	6,556	6,600	6,798	7,002	7,212	7,428	38
Total Maintenance	39	82,081	81,700	84,151	86,676	89,276	91,954	3.77%
	40							40
Pool & Clubhouse:								
Pool Equip R&M	42	1,639	1,700	1,751	1,804	1,858	1,913	42
Pool Chemicals	43	1,061	1,100	1,133	1,167	1,202	1,238	43
Pool License	44	200	200	200	200	200	200	44
Clubhouse R & M	45	3,278	4,300	4,429	4,562	4,699	4,840	45
Clubhouse Supplies	46	1,311	1,400	1,442	1,485	1,530	1,576	46
Tennis Courts R & M	47	1,420	1,500	1,545	1,591	1,639	1,688	47
Total Pool & Clubhouse	48	8,909	10,200	10,500	10,809	11,127	11,455	3.70%
	49							49

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RESERVE EXPENSES

		1	2	3	4	5	
	APPROVED	APPROVED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	
	2009	2010	2011	2012	2013	2014	
Landscape:							
Xeriscape	1 \$ 6,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	1
Irrigation Systems	2 30,000	27,000	27,000	27,000	27,000	27,000	2
Tree Pruning	3 30,000	30,000	30,000	30,000	30,000	30,000	3
Trees Removed & Replaced	4 5,000	14,000	4,000	4,000	4,000	4,000	4
Total Landscape	5 71,000	76,000	66,000	66,000	66,000	66,000	5
	6						6
Site Improvements:							
Lighting	7 -	-	-	-	-	10,000	7
Street Repairs & Cape Seal	8 5,000	4,000	75,000	6,500	8,720	75,000	8
Reseal Streets	9 5,000	5,000	-	-	-	5,000	9
Path Repairs & Resurfacing	10 7,500	-	-	-	6,000	3,000	10
Bridges over Ponds	11 -	2,000	-	-	5,000	7,500	11
Monument Signage	12 -	-	-	-	7,500	-	12
Concrete Replacement & Repairs	13 5,000	5,000	3,500	3,500	3,500	3,500	13
Retaining Walls	14 10,000	10,000	5,000	5,000	10,000	10,000	14
Perimeter - Yosemite Fence	15 -	-	48,000	-	-	-	15
Extraordinary Repairs/Damages (Sewer Upgrac	16 7,725	7,800	7,800	7,800	7,800	7,800	16
Street Signs	17 -	-	-	-	-	-	17
Total Site Improvements	18 40,225	33,800	139,300	22,800	48,520	121,800	18
	19						19
Total Exterior Painting	20 132,082	133,000	105,000	122,000	79,000	123,000	20
	21						21
Clubhouse & Maint Bldg:							
Roof & Gutters	22 -	-	-	-	-	9,000	22
Clubhouse Siding	23 -	-	-	-	11,904	-	23
Clubhouse Deck	24 -	-	-	-	-	-	24
Furniture & Appliances	25 -	-	-	-	-	-	25
Furnace	26 -	-	-	-	-	-	26
Furnace	27 -	-	-	-	5,750	-	27
Air Conditioning Units	28 -	-	-	-	8,500	-	28
Renovation (Showers\$5k,Carpet\$5,504)	29 -	-	10,504	-	-	3,200	29
Driveway & Sidewalks	30 -	-	20,000	-	-	-	30
Shed	31 -	-	-	-	-	-	31
Total Clubhouse & Maint Bldng	32 -	-	30,504	-	26,154	12,200	32
	33						33
Operating Equipment:							
Mowers, Carts, Blowers	34 -	5,000	5,000	-	6,000	-	34
Trucks	35 -	30,000	-	-	35,000	-	35
Tractor Cab & Blades	36 -	-	-	-	-	-	36
Total Operating Equipment	37 -	35,000	5,000	-	41,000	-	37
	38						38
	39						39
Pool & Tennis Courts:							
Pool Cover	40 -	-	-	-	-	-	40
Pool Interior	41 -	-	-	-	-	-	41
Pool Interior	42 -	-	-	-	-	-	42
Concrete Deck	43 -	-	-	20,000	-	-	43
Tennis Court Resurface & Repairs	44 -	-	9,000	8,406	-	-	44
Court Fences & Nets	45 -	-	8,167	-	-	-	45
Hot Tub	46 -	-	-	7,500	-	-	46
Pool Boiler	47 -	-	-	10,000	-	-	47
Pool Furniture	48 -	10,000	-	-	-	-	48
Total Pool & Tennis Courts	49 -	10,000	17,167	45,906	-	-	49
	50						50
Ponds & Streams:							
Major Pond Repairs	51 10,000	10,000	10,000	20,000	45,000	-	51
Pond Improvements	52 5,000	5,000	-	-	-	5,000	52
Annual improvements	53 -	-	5,000	5,000	5,000	5,000	53
Pond Cleaning	54 -	20,000	20,000	20,000	60,000	10,000	54
Pumps	55 9,000	5,000	6,000	6,000	9,000	6,000	55
Total Ponds & Streams	56 24,000	40,000	41,000	51,000	119,000	26,000	56
	57						57
	58						58
TOTAL RESERVE EXPENSE	59 \$ 267,307	\$ 327,800	\$ 403,971	\$ 307,706	\$ 379,674	\$ 349,000	59