

STONEY BROOK HOA  
2010 BUDGET

	APPROVED	APPROVED	2010 Increase	
Line	2010 BUDGET	2009 BUDGET	(Decrease)	Line
<b>Monthly Dues</b>	<b>365</b>	<b>360</b>	-	1
				2
<b>OPERATING INCOME:</b>				3
Homeowner Dues	\$ 1,235,160	\$ 1,218,240	\$ 16,920	4
Chateau Fees	13,500	13,500	-	5
Interest-Ops Funds	400	300	100	6
Interest - Reserves	9,400	9,314	86	7
Service Fees-Reserve Accounts	(100)	-	(100)	8
Late Fees	1,500	1,728	(228)	9
Transfer Fees	3,000	3,000	-	10
Misc Income (ads, gain on disp, lien int)	12,600	560	12,040	11
<b>TOTAL</b>	<b>1,275,460</b>	<b>1,246,642</b>	<b>28,818</b>	12
				13
TOTAL OPERATING EXPENSE	927,207	924,963	2,244	14
TOTAL RESERVE EXPENSE	327,800	267,307	60,493	15
<b>TOTAL EXPENSES</b>	<b>1,255,007</b>	<b>1,192,270</b>	<b>62,737</b>	16
				17
<b>NET INCOME</b>	<b>\$ 20,453</b>	<b>\$ 54,372</b>	<b>\$ (33,919)</b>	18

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OPERATING EXPENSE:

Line	2010			Line
	APPROVED 2010 BUDGET	APPROVED 2009 BUDGET	Increase (Decrease)	
<b>Salaries &amp; Benefits:</b>				
1	\$ 92,128	\$ 92,128	\$ (0)	1
2	52,515	52,515	0	2
3	248,385	241,715	6,670	3
4	7,000	7,000	-	4
5	4,000	4,000	-	5
6	576	576	-	6
7	30,602	30,092	510	7
8	1,020	674	346	8
9	2,452	1,631	821	9
10	10,142	9,900	242	10
11	24,940	29,905	(4,965)	11
12	6,347	8,695	(2,348)	12
13	<b>480,107</b>	<b>478,831</b>	<b>1,276</b>	<b>13</b>
14				14
<b>Administrative:</b>				
15				15
16	200	120	80	16
17	4,300	4,050	250	17
18	2,800	3,607	(807)	18
19	6,000	7,957	(1,957)	19
20	3,600	3,599	1	20
21	2,000	4,244	(2,244)	21
22	4,500	5,517	(1,017)	22
23	1,700	2,652	(952)	23
24	500	1,167	(667)	24
25	4,000	4,000	-	25
26	<b>29,600</b>	<b>36,912</b>	<b>(7,312)</b>	<b>26</b>
27				27
<b>Maintenance:</b>				
28				28
29	7,000	6,885	115	29
30	25,500	25,462	38	30
31	9,500	11,548	(2,048)	31
32	7,500	7,500	-	32
33	2,700	1,645	1,055	33
34	12,800	12,731	69	34
35	5,500	5,354	146	35
36	1,500	1,311	189	36
37	3,100	3,090	10	37
38	6,600	6,556	44	38
39	<b>81,700</b>	<b>82,080</b>	<b>(380)</b>	<b>39</b>
40				40
<b>Pool &amp; Clubhouse:</b>				
41				41
42	1,700	1,639	61	42
43	1,100	1,061	39	43
44	200	200	-	44
45	4,300	3,278	1,022	45
46	1,400	1,311	89	46
47	1,500	1,420	80	47
48	<b>10,200</b>	<b>8,910</b>	<b>1,290</b>	<b>48</b>
49				49

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OPERATING EXPENSE:

				2010	
	Line	APPROVED 2010 BUDGET	APPROVED 2009 BUDGET	Increase (Decrease)	Line
<b>Utilities:</b>	50				<b>50</b>
Clubhouse Electric	51	4,600	4,566	34	51
Pool Gas	52	3,900	4,848	(948)	52
Clubhouse Gas	53	2,900	3,394	(494)	53
Common Area Electric	54	32,000	33,854	(1,854)	54
Water - Common Area	55	61,000	49,046	11,954	55
Water & Sewer - Homes	56	71,000	73,004	(2,004)	56
Water & Sewer - Clubhouse	57	1,600	1,610	(10)	57
Storm Sewer	58	34,000	32,584	1,416	58
<b>Total Utilities</b>	59	<b>211,000</b>	<b>202,906</b>	<b>8,094</b>	<b>59</b>
	60				60
<b>Fixed Expenses:</b>	61				<b>61</b>
HOA Liab & Cas Insurance	62	106,300	108,134	(1,834)	62
Auto Insurance	63	3,900	3,375	525	63
Auto Tags	64	1,000	500	500	64
<b>Total Fixed Expenses</b>	65	<b>111,200</b>	<b>112,009</b>	<b>(809)</b>	<b>65</b>
	66				66
<b>Income Taxes:</b>	67				<b>67</b>
Federal	68	2,700	2,665	35	68
State	69	700	650	50	69
<b>Total Income Taxes</b>	70	<b>3,400</b>	<b>3,315</b>	<b>85</b>	<b>70</b>
	71				71
<b>TOTAL OPERATING EXPENSE</b>	72	<b>\$ 927,207</b>	<b>\$ 924,963</b>	<b>\$ 2,244</b>	<b>72</b>

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RESERVE EXPENSE

		2010			
	APPROVED	APPROVED	Increase		
Line	2010 BUDGET	2009 BUDGET	(Decrease)	Line	
<b>Landscape:</b>					
Xeriscape	1 \$ 5,000	\$ 6,000	\$ (1,000)	1	
Sprinkler Repairs	2 27,000	30,000	(15,000)	2	
Tree Pruning	3 30,000	30,000	-	3	
Trees Removed & Replaced	4 14,000	5,000	9,000	4	
<b>Total Landscape</b>	<b>5 76,000</b>	<b>71,000</b>	<b>(7,000)</b>	<b>5</b>	
	6			6	
<b>Site Improvements:</b>					
	7			7	
Street Repairs & Cape Seal	8 4,000	5,000	(1,000)	8	
Reseal Streets	9 5,000	5,000	-	9	
Path Repairs & Resurfacing	10 -	7,500	(7,500)	10	
Bridges Over Ponds	11 2,000	-	2,000	11	
Concrete Replacement & Repairs	12 5,000	5,000	-	12	
Retaining Walls	13 10,000	10,000	-	13	
Extraordinary Repairs/Damages	15 7,800	7,725	-	15	
<b>Total Site Improvements</b>	<b>17 33,800</b>	<b>40,225</b>	<b>(6,500)</b>	<b>17</b>	
	18			18	
<b>Exterior Painting</b>	<b>19 133,000</b>	<b>132,082</b>	<b>918</b>	<b>19</b>	
	20			20	
	31			31	
<b>Operating Equipment:</b>					
	32			32	
Mowers & Golf Carts	33 5,000	-	5,000	33	
Trucks	34 30,000	-	30,000	34	
<b>Total Operating Equipment</b>	<b>36 35,000</b>	<b>-</b>	<b>35,000</b>	<b>36</b>	
	37			37	
<b>Pool &amp; Tennis Courts:</b>					
	38			38	
Pool Furniture	44 10,000	-	10,000	44	
<b>Total Pool &amp; Tennis Courts</b>	<b>47 10,000</b>	<b>-</b>	<b>10,000</b>	<b>47</b>	
	48			48	
<b>Ponds &amp; Streams:</b>					
	49			49	
Major Pond Repairs	50 10,000	10,000	-	50	
Pond Improvements	51 5,000	5,000	-	51	
Pond Cleaning	52 20,000	-	20,000	52	
Pumps	53 5,000	9,000	(4,000)	53	
<b>Total Ponds &amp; Streams</b>	<b>54 40,000</b>	<b>24,000</b>	<b>16,000</b>	<b>54</b>	
	55			55	
<b>TOTAL RESERVE EXPENSE</b>	<b>56 \$ 327,800</b>	<b>\$ 267,307</b>	<b>\$ 48,417</b>	<b>56</b>	