

Stoneybrook at Heritage Harbour Community Association, Inc.
Budget (Based on 947 units) January 1, 2010 - December 31, 2010

	2009 Approved Budget	2010 Approved Budget
Income		
Assessments-Stone Harbour Condo	\$89,579.18	\$99,123.81
Assessments-All (except Stone Harbour Condos)	1,388,046.13	801,628.29
Developer Contribution	0.00	0.00
Resale Capital Contribution	0.00	35,000.00
Gate Remotes/Cards	6,000.00	6,000.00
Interest Income	0.00	0.00
Fitness Class	22,150.00	0.00
Legal Reimb.	2,000.00	2,000.00
Momborship Transfers (Rec Center)	0.00	0.00
Miscellaneous	5,000.00	19,000.00
Rent-Rec & Other Facilities	3,500.00	3,500.00
Total Income	\$1,516,275.31	\$966,252.10
Expense		
Uncollectable Accounts	\$53,250.00	\$37,000.00
Administration of Association		
Bank Charges/Coupon Order	\$4,175.00	\$4,175.00
Copier/Fax Lease	3,000.00	1,650.00
Corporate Report	61.25	61.25
Depreciation	0.00	0.00
Insurance	75,000.00	51,000.00
Legal Fees	25,000.00	25,000.00
Management Fees	110,880.00	65,343.00
Office Expenses	2,500.00	5,500.00
On Site Manager	58,500.00	50,137.50
Postage/Mailing Prep	12,000.00	3,000.00
Tax Preparation/Audit	6,000.00	7,600.00
Total Administration of Association	\$350,366.25	\$250,466.75
Gate House Expenses		
Attendant/Envera	\$127,800.00	\$121,410.00
Gate Remotes/Cards	6,000.00	6,000.00
Gate Repair & Maintenance	10,000.00	15,000.00
General Maintenance & Repairs	1,000.00	1,000.00
Internet	8,880.00	3,000.00
Telephone	0.00	0.00
Total Gate House Expenses	\$153,680.00	\$146,410.00
Grounds Maintenance		
Annuals	\$15,000.00	\$6,000.00
Entrances	100.00	750.00
Equipment Rental	400.00	400.00
Irrigation Labor	13,800.00	9,000.00
Irrigation Parts	18,250.00	15,000.00
Lawn Service incl. Ferti/Chem	105,200.00	86,300.00
Maintenance Labor-Extra	750.00	750.00
Maintenance Labor-Assoc Mow	6,500.00	500.00
Maintenance Repairs	3,500.00	3,500.00
Mulch and Removal	32,000.00	5,000.00
Misc Maintenance Person	20,700.00	20,700.00
Pruning Sable Palms	7,500.00	7,500.00
Sod/Seed	500.00	500.00
Tree Trimming	9,000.00	9,000.00
Trees/Shrubs Replacement	19,200.00	10,200.00
Total Grounds Maintenance	\$252,400.00	\$184,100.00

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Miscellaneous Expenses		
Lake Maintenance	\$23,310.00	\$23,310.00
Lake Operating Contingency	5,000.00	10,000.00
Preserve Maintenance	42,390.00	42,390.00
Storm Damage	5,000.00	5,000.00
Total Miscellaneous Expenses	\$75,700.00	\$80,700.00
Recreation/Fitness		
Activities Director	\$49,000.00	\$38,010.00
Alarm (Rec Center)	1,225.00	350.00
Cable for Center	425.00	425.00
Cleaning/Janitorial	22,675.00	22,675.00
Decorations	2,000.00	2,000.00
Exercise Equipment Repair	4,400.00	4,400.00
Fitness Classes	22,150.00	0.00
General Maintenance & Repairs	10,800.00	20,700.00
Internet Access	3,850.00	4,200.00
Office Supplies	1,225.00	1,450.00
Pest Control	400.00	400.00
Pool Cleaning	13,200.00	13,200.00
Pool Equipment Repair	8,400.00	8,400.00
Pool License	1,100.00	750.00
Rec Center Attendant	30,000.00	10,710.00
Recreation Member Functions	5,000.00	3,000.00
Recreation/Fitness Supplies	475.00	475.00
Sales and Use Tax	550.00	550.00
Telephone	4,500.00	4,900.00
Volleyball/Hockey Maintenance	500.00	500.00
Total Recreation/Fitness	\$181,875.00	\$137,095.00
Utility Expenses		
Electricity-Activity Courts	\$1,150.00	\$1,155.00
Electricity-Gate House	4,320.00	2,257.50
Electricity-Pools	55,500.00	34,230.00
Electricity-Rec Center	15,325.00	11,602.50
Electricity-Street Lights	61,900.00	34,125.00
Irrigation Water Aquaterra(Ind)	223,516.80	118,500.00
Irrigation Water/Aquaterra	73,785.60	41,600.00
Lp Gas-Pools	19,700.00	5,850.00
Trash Pick Up	250.00	250.00
Water-Gate House	100.00	100.00
Water/Sewer-Rec Building	5,850.00	5,600.00
Water/Sewer-Satellite Pools	4,800.00	1,200.00
Utility Expense - Other	0.00	0.00
Total Utility Expenses	\$466,197.40	\$256,470.00
TOTALS WITHOUT RESERVES	\$1,480,218.65	\$1,055,241.75
SUBTOTAL RESERVES	17,642.03	31,010.35
TOTALS WITH RESERVES	\$1,497,860.68	\$1,086,252.10
*The 2010 Budget is based on 947 homes, which is a change from the 2009 Budget of 1630 homes.		

