

STONEBROOK Homeowners' Association, Inc.
January 1 to December 31, 2026 OPERATING BUDGET

	2025* Annual Budget	2025* Monthly Budget	2026 Annual Budget	2026 Monthly Budget
Revenues				
Association Maint. Fees	132,836.64	11,069.72	139,897.20	11,658.10
Special Reserve Remittances	26,595.36	2,216.28	28,294.80	2,357.90
Master Assessment	87,600.00	7,300.00	87,600.00	7,300.00
Late Fees / Charges	3,000.00	250.00	3,300.00	275.00
Other Income	3,900.00	325.00	3,900.00	325.00
Interest Income	150.00	12.50	600.00	50.00
Screening/Other Income	600.00	50.00	900.00	75.00
Less: Allowances & Credit Memos	0.00	0.00	0.00	0.00
TOTAL REVENUES	254,682.00	21,223.50	264,492.00	22,041.00
Expenses				
Accounting & Auditing	1,500.00	125.00	1,800.00	150.00
Admin Fees	231.60	19.30	231.60	19.30
Bank Charges	1,200.00	100.00	1,200.00	100.00
Insurance	8,808.00	734.00	14,180.40	1,181.70
Legal & Professional	1,200.00	100.00	1,800.00	150.00
Maintenance - Common Areas	2,100.00	175.00	2,100.00	175.00
Maintenance - Sidewalk Cleaning	4,500.00	375.00	4,500.00	375.00
Maintenance - Lawn	35,100.00	2,925.00	35,100.00	2,925.00
Maintenance - Landscape extras, mulch	2,400.00	200.00	2,400.00	200.00
Maintenance - Entry Gate	3,507.84	292.32	3,900.00	325.00
Maintenance - General	600.00	50.00	0.00	0.00
Maintenance - Holiday Décor	1,200.00	100.00	1,200.00	100.00
Maintenance - Cameras	600.00	50.00	600.00	50.00
Maintenance - Janitorial	3,372.00	281.00	3,372.00	281.00
Management Fees	27,456.00	2,288.00	29,880.00	2,490.00
Master Assessment	87,600.00	7,300.00	87,600.00	7,300.00
Postage	1,500.00	125.00	1,500.00	125.00
Printing & Copies	1,260.00	105.00	1,080.00	90.00
Screening Costs	360.00	30.00	360.00	30.00
Supplies - Office, Coupons & PC	900.00	75.00	900.00	75.00
Taxes, Licenses, Other	61.20	5.10	61.20	5.10
Telephone & Internet	3,480.00	290.00	3,792.00	316.00
Secretarial Services	2,100.00	175.00	2,100.00	175.00
Security	22,800.00	1,900.00	21,900.00	1,825.00
Website	1,800.00	150.00	1,800.00	150.00
Utilities - FPL	12,420.00	1,035.00	12,840.00	1,070.00
Utilities - Water & Sewer	30.00	2.50	0.00	0.00
Operating Expenses	228,086.64	19,007.22	236,197.20	19,683.10
Improvement Reserves Appropriations	(26,595.36)	(2,216.28)	(28,294.80)	(2,357.90)
Total Expenses	254,682.00	21,223.50	264,492.00	22,041.00
Surplus / (Deficit)	0.00	0.00	0.00	0.00

2026 Based on 146 Contributing units = \$ 146.00 per month per home. Change = \$5.00 3.55%

* 2025 Budget shown for informational and comparison purposes only.

Appropriated Special Reserve

	A	B	C	D	E	F	G	H	I	J
	Actual Balance 9/30/25	2025 Monthly Funding	Projected Balance 12/31/25	Estimated replace Cost	Original Useful Life	Year Done	Remaining Life	2026 Monthly Funding	Projected Balance 12/31/26	Alternate Monthly Amount
1 Tree Trimming/Root Pruning	15,000.00	0.00	15,000.00	15,000.00	3	2021	1	0.00	15,000.00	
2 Concrete Restoration	3,233.71	171.08	3,746.95	17,000.00	5	2023/25	3	368.14	8,164.63	
3 Street & Other Signage	14,797.86	200.06	15,398.04	36,000.00	20	2017	11	156.08	17,271.00	
4 Insurance Deductible	5,000.04	0.00	5,000.04	5,000.00	3	N/A	1	0.00	5,000.04	
5 Emergency Operating	13,489.17	100.73	13,791.36	15,000.00	12	N/A	1	100.72	15,000.00	
6 Storm Drain Cleaning	4,800.04	0.00	4,800.04	4,800.00	3	2015	1	0.00	4,800.04	
7 Fencing	9,749.92	0.00	9,749.92	12,800.00	20	2007	10	25.42	10,054.96	
8 Storm & Other Contingency	24,466.24	177.91	24,999.97	25,000.00	8	2017	1	0.00	24,999.97	
9 Community Improvement	7,666.77	111.09	8,000.04	8,000.00	7	2019	1	0.00	8,000.04	
10 Entrance Features	7,900.08	0.00	7,900.08	7,900.08	8	2006	1	0.00	7,900.08	
11 Entry Gate System	35,887.28	207.52	36,509.84	39,000.00	15	2012	1	207.51	38,999.96	
12 Street Sealing	906.03	250.00	1,656.03	27,000.00	7	2025	6	352.05	5,880.63	
13 Security Cameras	1,995.51	177.21	2,527.14	6,780.00	6	2022	2	177.20	4,653.54	
14 Street Paving - Resurfacing	161,450.45	820.69	163,912.52	385,250.00	35	2005	19	970.78	175,561.88	
15 Interest Earned - Reserves	1,796.73	14.52	1,840.29	0	N/A	N/A	N/A	0.00	N/A	
16 TOTALS	308,139.83	2,230.81	314,832.26	604,530.08				2,357.90	341,286.77	
17				2026 Appropriated Per Month				\$ 2,357.90		
18				2026 Annual Reserve Contribution				\$ 28,294.80		
19				2026 per unit per month				\$ 16.150000		