

STONE CREEK HOMEOWNER'S ASSOCIATION 2024 BUDGET					
	ACCOUNT DESCRIPTIONS	2024 BUDGET	2023 ACTUALS AS OF 9.30.23	2023 BUDGET	2023 BUDGET DESCRIPTIONS
	Residential Assessments	\$ 76,450.00	\$ 68,363.55	\$ 76,450.00	278 homes at \$275
	Prior Year Assessments	\$ 3,000.00	\$ 4,485.00	\$ 2,000.00	Assumed collection of prior year(s) assessments
	Total Projected Income	\$ 79,450.00	\$ 72,848.55	\$ 78,450.00	
	Management Fees	\$ 19,800.00	\$ 14,850.00	\$ 19,800.00	\$1650 monthly all inclusive management fee
	Bad Debt	\$ 11,000.00	\$ -	\$ 11,000.00	Assumes 7% people will not pay the 2023 dues in 2023
	Accounting Services	\$ 500.00	\$ 489.19	\$ 500.00	Tax Return and other professional accounting services
	Legal Services	\$ 1,000.00	\$ 298.00	\$ 1,500.00	Upfront Lien fees and Attorney fees
	Insurance	\$ 2,500.00	\$ 2,257.00	\$ 2,100.00	Insurance for all common areas--GL/ P/ DO
	Pool Permit	\$ 150.00	\$ 150.00	\$ 150.00	Pool permit
	Website	\$ 66.00	\$ -	\$ 66.00	Expense for website hosting
	Property Taxes	\$ 2,000.00	\$ -	\$ 1,600.00	Property taxes for common area
	Landscaping	\$ 7,500.00	\$ 4,825.00	\$ 7,500.00	Contracted amount for regular maintenance of common areas and any updates
	Landscaping Additonal	\$ 2,500.00	\$ 1,973.00	\$ 3,000.00	Additonal expense outside contract including retention pond maintenance and pine straw
	Easement Maintenance	\$ 1,000.00	\$ 870.00	\$ 2,000.00	Maintenance of central drainage ditch and abandoned lots
	Repairs and Maintenance	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00	Repairs and maintenance of common areas
	Pool Maintenance	\$ 10,000.00	\$ 6,875.00	\$ 8,000.00	Maintenance of pool
	Pool Area Cleaning	\$ 4,000.00	\$ 4,002.82	\$ 4,000.00	Cleaning of pool deck and bathrooms during pool season
	Pool Supplies	\$ 1,200.00	\$ 1,095.03	\$ 1,000.00	Supplies for pool area
	Power Washing	\$ 1,000.00	\$ 500.00	\$ 1,000.00	Power washing of pool deck
	Pool Repairs	\$ 1,200.00	\$ 842.00	\$ 1,500.00	Repairs to pool and pool equipment
	Access System Maintenance	\$ 1,500.00	\$ 1,722.37	\$ 1,000.00	Access System maintenance
	Internet	\$ 1,000.00	\$ -	\$ -	Internet for camera system
	Electricity	\$ 5,400.00	\$ 3,839.43	\$ 5,300.00	Entrance lighting and streetlights. Budget based on prior year actuals
	Water	\$ 2,500.00	\$ 1,974.54	\$ 1,400.00	Water usage on common areas and pool
	Reserves	\$ 2,134.00		\$ 4,534.00	Amount budgeted to go into reserve account
	Total Projected Expenses	\$ 77,316.00	\$ 47,563.38	\$ 78,450.00	
	Net Income	\$ -	\$ -	\$ -	