

The Stonehaven at Berewick Homeowners Association, Inc.					
	Account	Description	2025 Budget	2025 Projected	2026 Budget
Operating Accounts					
Income Accounts					
Income					
	40-4010-00	Association Assessments	\$684,480.00	\$684,480.00	\$744,000.00
	40-4025-00	Assessment - Phase 1 Water/Sewer	\$76,140.00	\$76,140.00	\$76,140.00
	40-4045-00	Assessments To Reserves	-\$163,751.00	-\$150,106.00	-\$216,765.50
	40-4100-00	Late Fee Income	\$0.00	\$2,280.00	\$0.00
	40-4101-00	Late Interest Income	\$0.00	\$1,396.79	\$0.00
	40-4120-00	NSF Fee Income	\$0.00	\$225.00	\$0.00
	40-4125-00	Fine/Violation Fee Income	\$0.00	\$2,250.00	\$0.00
New					
Income Accounts Total			\$596,869.00	\$616,665.79	\$603,374.50
Expense Accounts					
Administrative					
	50-5010-00	Management Fees	\$39,534.00	\$39,534.00	\$38,845.00
	50-5110-00	Office Supplies	\$1,860.00	\$1,400.00	\$1,860.00
	50-5112-00	Mgt Co Admin Fees	\$1,300.00	\$879.00	\$1,150.00
	50-5120-00	Bulk Mailing/Newsletter Expense	\$500.00	\$500.00	\$550.00
	50-5124-00	Legal/Litigation Fees	\$0.00	\$0.00	\$0.00
	50-5125-00	Legal/Collection Fees	\$0.00	\$0.00	\$0.00
	50-5127-00	Audit/Tax Preparation	\$500.00	\$500.00	\$550.00
	50-5130-00	Postage/Delivery	\$300.00	\$215.00	\$300.00
	50-5150-00	Property Insurance - Policy/Premium	\$126,400.00	\$122,000.00	\$132,300.00
	50-5175-00	Income Tax	\$0.00	\$0.00	\$0.00
	50-5190-00	ARC Review	\$456.00	\$342.00	\$240.00
	50-5200-00	Violation Notices	\$885.00	\$625.00	\$400.00
	50-5220-00	Billing Statements	\$470.00	\$850.00	\$482.50
	50-5400-00	1/2 Late/Fines Fees To Mgmt Co	\$0.00	\$1,600.00	\$0.00
Building & Grounds					
	60-6125-00	Extermination Common/Termite Bond	\$11,200.00	\$11,200.00	\$11,200.00
	60-6205-00	Gutter Cleaning	\$1,125.00	\$6,600.00	\$2,480.00
	60-6227-00	Roof Repairs	\$4,000.00	\$4,975.00	\$4,500.00
	60-6375-00	Stormwater Pond - Contract	\$3,270.00	\$2,700.00	\$4,200.00
	60-6549-00	Maintenance - Buildings	\$0.00	\$0.00	\$0.00
	60-6550-00	Maintenance - General	\$6,000.00	\$6,000.00	\$5,000.00
	60-6552-00	Building - Exterior/Siding Repairs	\$3,000.00	\$20,000.00	\$3,000.00
	60-6553-00	Plumbing Repair & Maint - Phase 1 Usage	\$7,000.00	\$7,000.00	\$7,000.00
	60-6557-00	Maintenance - Dog Park & Waste Station	\$4,200.00	\$3,875.37	\$4,500.00
	60-7010-00	Landscape - Contract	\$132,300.00	\$128,000.00	\$132,408.00
	60-7030-00	Landscape - Irrigation Repair	\$15,000.00	\$15,000.00	\$15,000.00
	60-7035-00	Landscape - Repair & Maint	\$10,000.00	\$7,000.00	\$10,000.00
	60-7040-00	Landscape - Seasonal	\$35,600.00	\$32,000.00	\$30,760.00
Utilities					
	90-9010-00	Electricity - General Usage	\$19,440.00	\$19,000.00	\$20,400.00
	90-9017-00	Water/Sewer Irrigation	\$44,309.00	\$42,000.00	\$44,309.00
	90-9020-00	Water/Sewer - Phase 1 Usage	\$76,140.00	\$62,000.00	\$76,140.00
	90-9050-00	Trash Removal - Collection	\$52,080.00	\$53,200.00	\$55,800.00
New					
Expense Accounts Total			\$596,869.00	\$588,995.37	\$603,374.50
Operating Accounts Net			\$0.00	\$27,670.42	\$0.00
Reserve Accounts					
Income Accounts					
Income					
	40-4045-01	Assessments To Reserves	\$163,751.00	\$150,106.00	\$216,765.50
	40-4161-01	Interest Income - RES/CC	\$0.00	\$1,799.42	\$0.00
	40-4162-01	Interest Income - CD(s)	\$0.00	\$1,169.04	\$0.00
	40-4163-01	Interest Income - Investment(s)	\$0.00	\$4,767.66	\$0.00
New					
Income Accounts Total			\$163,751.00	\$157,842.12	\$216,765.50
Expense Accounts					
	6325-01	Painting - Phase II	\$0.00	\$0.00	\$98,000.00
New					
Expense Accounts Total			\$0.00	\$0.00	\$98,000.00
Reserve Accounts Net			\$163,751.00	\$157,842.12	\$118,765.50