

**Stoneleigh Heights Homeowners Association  
Budget for 2011  
Phases 1, 2A, 2B, & 3A**

10/1/2010

	<b>Phase</b>	<b>Townhomes</b>	
	1	42	
	2A	39	
	2B	38	
51	3A	9	
	<b>Total</b>	<b>128</b>	<b>Homes</b>

	<u>Yearly Cost</u>	<u>Monthly Cost Per Unit</u>
<b>Maintenance:</b>		
Lawn Care:	\$ 30,000.00	\$ 19.53
Sprinkler Maintenance:	\$ 1,500.00	\$ 0.98
Recreational Area Upkeep	\$ 1,000.00	\$ 0.65
Irrigation Water Usage:	\$ 15,100.00	\$ 9.83
Electric	\$ 1,000.00	\$ 0.65
Snow Removal ( include drives)	\$ 95,000.00	\$ 61.85
Street Lights:	\$ 500.00	\$ 0.33

<b>Management:</b>		
Mgmt/ Clerical/Acc't Fees:	\$ 16,896.00	\$ 11.00
Bank Fees	\$ 100.00	\$ 0.07
Office Supplies	\$ 1,500.00	\$ 0.98
Liability/Director Insurance:	\$ 1,500.00	\$ 0.98
File Taxes	\$ 400.00	\$ 0.26
Legal Contingency/Misc:	\$ 2,000.00	\$ 1.30
Miscellaneous	\$ 3,348.48	\$ 2.18

<b>Capital Reserves:</b>	<u>Yearly Reserve</u>	<u>Cost Per Unit</u>	<u>Interval Years</u>	<u>Replace Cost</u>
Asphalt Courts:	\$ 6,250	\$ 4.07	20	\$ 125,000
Lawn Sprinklers:	\$ 250	\$ 0.16	20	\$ 5,000
Concrete HOA Sidewalks:	\$ 3,000	\$ 1.95	25	\$ 75,000
Concrete Curb:	\$ 2,000	\$ 1.30	25	\$ 50,000
Fence	\$ 1,000	\$ 0.65	25	\$ 25,000

**Stoneleigh Heights Monthly Dues: \$ 118.70**

In addition to the \$118.70 monthly fee, Owners pay \$135.00/month as listed below

<b>Monthly Master HOA Fee paid to Suncrest: managed by CCMC</b>	
Internet & TV & Community (Comcast TV & High Speed Internet)	<b>\$ 135.00</b>

Prt Date 10/18/2011