

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

10/1/2010

	Phase	Townhomes	
	1	42	
	2A	39	
	2B	38	
51	3A	9	
	Total	128	Homes

	Yearly Cost	Monthly Cost Per Unit
Maintenance:		
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

Management:		
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

	Yearly Reserve	Cost Per Unit	Interval Years	Replace Cost
Capital Reserves:				
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 \$98/month as listed below

Monthly Master HOA Fee paid to Suncrest: managed by CCMC	
Internet & TV & Community (Comcast TV & High Speed Internet)	\$ 98.00

Prt Date

10/18/2010