

STONEWATER CONDOMINIUM ASSOCIATION, INC.

UNITS: 140

JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	MTHY AMOUNT	PER UNIT MTHY AMOUNT
4010	Unit Maintenance Fees - (80) Townhomes: \$588. each	\$540,614	\$564,480	\$47,040	\$588.00
4020	Unit Maintenance Fees - (60) Villas: \$735 each	\$506,826	\$529,200	\$44,100	\$735.00
	TOTAL REVENUE	\$1,047,440	\$1,093,680	\$91,140	
	OPERATING EXPENSES				
5010	Office Supplies	\$4,200	\$3,500	\$292	\$2.08
5015	Bank Charge	\$1,190	\$1,190	\$99	\$0.71
5020	Community - Meetings, Welcome Packets	\$300	\$150	\$13	\$0.09
5025	Community Meetings	\$2,500	\$0	\$0	\$0.00
5030	Storage Unit	\$1,250	\$1,400	\$117	\$0.83
5040	Website	\$0	\$750	\$63	\$0.45
5200	Pest Treatments (Weekly Owners units) Contract (Mas	\$4,000	\$4,000	\$333	\$2.38
5210	Misc Pest Treatment	\$2,000	\$1,000	\$83	\$0.60
5220	Termite Bait Stations	\$14,976	\$0	\$0	\$0.00
5300	Insurance	\$297,412	\$209,541	\$17,462	\$124.73
5310	Property Valuations	\$2,000	\$0	\$0	\$0.00
5400	Landscape Maint & Grounds Contract	\$73,080	\$73,080	\$6,090	\$43.50
5410	Additional Landscape Sod/Plants	\$20,225	\$14,000	\$1,167	\$8.33
5415	Tree Trimming	\$15,000	\$15,000	\$1,250	\$8.93
5420	Irrigation Repairs	\$5,000	\$7,000	\$583	\$4.17
5430	Lawn Treatment Fertilization	\$11,000	\$11,000	\$917	\$6.55
5440	Mulch	\$18,000	\$0	\$0	\$0.00
5500	Oakbridge Owners Assn 1 - Master	\$25,007	\$25,000	\$2,083	\$14.88
5600	FL Condo Fees - DBPR	\$560	\$560	\$47	\$0.33
5610	FL Corp Fees - Sunbiz	\$90	\$90	\$8	\$0.05
5800	Management Fee Exp. 12/26 - 60 day notice	\$27,720	\$28,548	\$2,379	\$16.99
5900	Professional Fees & Accounting - Audit	\$5,000	\$5,000	\$417	\$2.98
5950	Legal Fees	\$2,500	\$1,500	\$125	\$0.89
6100	Buildings & Property Maint	\$11,558	\$14,000	\$1,167	\$8.33
6120	Fire Hydrants/Ext	\$500	\$600	\$50	\$0.36
6130	Plumbing Outside Pipes & Valves	\$2,500	\$3,500	\$292	\$2.08
6135	Garage Doors	\$2,000	\$0	\$0	\$0.00
6140	Roof Skylight Garden Window - Repairs	\$4,000	\$4,000	\$333	\$2.38
6150	Clubhouse/Office	\$4,000	\$3,000	\$250	\$1.79
6170	Gates	\$3,000	\$3,000	\$250	\$1.79
6200	Pool & Spa	\$8,400	\$8,400	\$700	\$5.00
6210	Pool/Spa Repair	\$1,000	\$1,500	\$125	\$0.89
6220	Pool & Spa Permits	\$250	\$250	\$21	\$0.15
6400	Staff - Admin Asst	\$25,362	\$25,362	\$2,114	\$15.10
6410	Staff Taxes - Admin Asst	\$5,650	\$5,650	\$471	\$3.36
6420	Staff - Full-Time Maint Tech	\$52,000	\$52,000	\$4,333	\$30.95
6430	Staff Taxes - Full-Time Maint Tech	\$17,535	\$17,535	\$1,461	\$10.44
6420	Staff - Part-Time Maint Tech	\$10,920	\$10,920	\$910	\$6.50
6430	Staff Taxes - Part-Time Maint Tech	\$2,775	\$2,775	\$231	\$1.65
6435	Staff Mileage Reimbursement	\$14,400	\$14,400	\$1,200	\$8.57
7003	Owners Cable - included in assessment	\$98,100	\$100,970	\$8,414	\$60.10
7004	Telephone/Internet	\$480	\$509	\$42	\$0.30
7006	Utilities - water/sewer/elec	\$110,000	\$110,000	\$9,167	\$65.48
	TOTAL OPERATING EXPENSES	\$907,440	\$780,680	\$65,057	\$464.69
	RESERVES				
9100	Reserves - Monthly Reserve Transfer (Pooled)	\$140,000	\$313,000	\$26,083	\$186.31
	TOTAL RESERVES	\$140,000	\$313,000	\$26,083	\$186.31
	TOTAL EXPENSES	\$1,047,440	\$1,093,680	\$91,140	\$651.00

\$0

2025 Monthly Fees:
 (80) Townhomes: \$588. each
 (60) Villa: \$735. each

Non Structural Reserves	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Entry/Exit Gates	\$39,250	\$0	25	13	\$39,250	\$3,019	\$3,019
Sign/Monument	\$10,990	\$0	20	10	\$10,990	\$1,099	\$1,099
Intercom/Entry Systems	\$12,090	\$0	10	1	\$12,090	\$12,090	\$12,090
Gate Operators	\$21,950	\$0	15	1	\$21,950	\$21,950	\$21,950
Driveways/Sidewalks/ Gutters	\$13,750	\$0	1	1	\$13,750	\$13,750	\$13,750
Asphalt	\$171,000	\$0	20	2	\$171,000	\$85,500	\$85,500
Lake Bulkheads	\$1,010,500	\$0	40	19	\$1,010,500	\$53,184	\$53,184
Mailbox Kiosks	\$42,150	\$0	20	1	\$42,150	\$42,150	\$42,150
Directional/Street Signs	\$5,490	\$0	25	14	\$5,490	\$392	\$392
Landscaping	\$54,850	\$0	10	3	\$54,850	\$18,283	\$18,283
Irrigation Pump System	\$47,050	\$0	20	10	\$47,050	\$4,705	\$4,705
Lake Fountain	\$15,900	\$0	15	5	\$15,900	\$3,180	\$3,180
Wood Decking Resurface	\$9,615	\$0	1	1	\$9,615	\$9,615	\$9,615
Exterior Lights	\$50,700	\$0	20	6	\$50,700	\$8,450	\$8,450
Building Exteriors Restoration	\$13,750	\$0	2	1	\$13,750	\$13,750	\$13,750
Atrium Windows - 2025 Project	\$30,000	\$0	1	1	\$30,000	\$30,000	\$30,000
Garage Doors	\$223,500	\$0	40	6	\$223,500	\$37,250	\$37,250
Deck/Railings-Clubhouse- Replace	\$52,250	\$0	20	18	\$52,250	\$2,903	\$2,903
Utility Doors - Replace	\$8,625	\$0	30	1	\$8,625	\$8,625	\$8,625
Windows and Doors Replace	\$55,500	\$0	40	2	\$55,500	\$27,750	\$27,750
HVAC (Clubhouse) Replace	\$11,505	\$0	15	5	\$11,505	\$2,301	\$2,301
Clubhouse Interior - Remodel	\$60,400	\$0	20	1	\$60,400	\$60,400	\$60,400
Pool Furniture	\$8,065	\$0	8	1	\$8,065	\$8,065	\$8,065
Pool Deck	\$9,380	\$0	20	5	\$9,380	\$1,876	\$1,876
Pool Fence	\$12,090	\$0	20	4	\$12,090	\$3,023	\$3,023
Pool Deck Lights	\$6,585	\$0	20	4	\$6,585	\$1,646	\$1,646
Pool/Spa	\$33,000	\$0	10	5	\$33,000	\$6,600	\$6,600
Pool/Spa Heaters	\$40,300	\$0	15	10	\$40,300	\$4,030	\$4,030
Pool Equipment	\$10,990	\$0	10	1	\$10,990	\$10,990	\$10,990

