

STONEWATER CONDOMINIUM ASSOCIATION, INC.

UNITS: 140

JANUARY 1, 2026- DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	MTHY AMOUNT	PER UNIT MTHY AMOUNT
4010	Unit Maintenance Fees - (80) Townhomes: \$588 each	\$564,480	\$564,480	\$47,040	\$588
4020	Unit Maintenance Fees - (60) Villas: \$735 each	\$529,200	\$529,200	\$44,100	\$735
	TOTAL REVENUE	\$1,093,680	\$1,093,680	\$91,140	\$1,323
	OPERATING EXPENSES				
5010	Office Supplies	\$3,500	\$6,000	\$500	\$4
5015	Bank Charge /	\$1,190	\$1,190	\$99	\$1
5020	Community - Meetings, Welcome Packets	\$150	\$150	\$13	\$0
5025	Community Meetings	\$0	\$0	\$0	\$0
5030	Storage Unit (Imperial)	\$1,400	\$2,500	\$208	\$1
5040	Website	\$750	\$750	\$63	\$0
5200	Pest Treatments (Weekly Owners units) Contract (Ma	\$4,000	\$5,300	\$442	\$3
5210	Misc Pest Treatment (Rodent)	\$1,000	\$1,500	\$125	\$1
5300	Insurance	\$209,541	\$251,000	\$20,917	\$149
5400	Landscape Maint & Grounds Contract	\$73,080	\$74,400	\$6,200	\$44
5410	Additional Landscape Sod/Plants	\$14,000	\$9,000	\$750	\$5
5415	Tree Trimming	\$15,000	\$15,000	\$1,250	\$9
5420	Irrigation Repairs	\$7,000	\$7,000	\$583	\$4
5430	Lawn Treatment Fertilization	\$11,000	\$16,500	\$1,375	\$10
5440	Mulch	\$0	\$0	\$0	\$0
5500	Oakbridge Owners Assn 1 - Master	\$25,000	\$25,000	\$2,083	\$15
5600	FL Condo Fees - DBPR	\$560	\$560	\$47	\$0
5610	FL Corp Fees - Sunbiz	\$90	\$90	\$8	\$0
5800	Management Fee Exp. 12/26 - 60 day notice	\$28,548	\$29,400	\$2,450	\$18
5900	Professional Fees & Accounting - Audit	\$5,000	\$480	\$40	\$0
5950	Legal Fees	\$1,500	\$2,000	\$167	\$1
6100	Buildings & Property Maint	\$14,000	\$125,000	\$10,417	\$74
6120	Fire Hydrants/Ext	\$600	\$700	\$58	\$0
6130	Plumbing Outside Pipes & Valves	\$3,500	\$2,500	\$208	\$1
6135	Garage Doors	\$0	\$500	\$42	\$0
6140	Roof Skylight Garden Window - Repairs	\$4,000	\$1,700	\$142	\$1
6150	Clubhouse/Office	\$3,000	\$3,210	\$268	\$2
6170	Gates	\$3,000	\$12,000	\$1,000	\$7
6200	Pool & Spa	\$8,400	\$9,000	\$750	\$5
6210	Pool/Spa Repair	\$1,500	\$2,500	\$208	\$1
6220	Pool & Spa Permits	\$250	\$100	\$8	\$0
6400	Staff - Admin Asst	\$25,362	\$26,800	\$2,233	\$16
6400	Staff Taxes - Admin Asst	\$5,650	\$5,700	\$475	\$3
6420	Staff - Full-Time Maint Tech	\$52,000	\$56,600	\$4,717	\$34
6420	Staff Taxes - Full-Time Maint Tech	\$17,535	\$17,535	\$1,461	\$10
6430	Staff - Part-Time Maint Tech	\$10,920	\$0	\$0	\$0
6430	Staff Taxes - Part-Time Maint Tech	\$2,775	\$0	\$0	\$0
6450	Staff Mileage Reimbursement	\$14,400	\$14,000	\$1,167	\$8
7003	Owners Cable - included in assessment	\$100,970	\$105,600	\$8,800	\$63
7004	Telephone/Internet/Gate & Clubhouse Cameras	\$509	\$2,400	\$200	\$1
7003	Utilities - water/sewer/elec	\$110,000	\$105,600	\$8,800	\$63
	TOTAL OPERATING EXPENSES	\$780,680	\$939,265	\$78,272	\$559
	RESERVES				
9100	Reserves - Monthly Reserve Transfer (Pooled)	\$313,000	\$154,415	\$12,868	\$92
	TOTAL RESERVES	\$313,000	\$154,415	\$12,868	\$92
	TOTAL EXPENSES	\$1,093,680	\$1,093,680	\$91,140	\$651

\$0

2026 Monthly Fees: Fully Funded

(80) Townhomes: \$588 each

(60) Villa: \$735 each