

CARRINGTON AT STONEBRIDGE CONDO ASSOCIATION, INC.
For the Period January 1, 2025, through December 31, 2025
Proposed Budget 2025

	2024 BUDGET	ESTIMATED YEAR END	2025 BUDGET	Notes
Income				
4145 Maintenance Fees	626,816	626,816	578,306	
4150 Reserve Assessments	134,784	134,784	183,294	Increased replacement costs
4200 Interest/Late Fees				
4240 Operating Interest	5,000	5,000	3,000	Reduced cash balance and lower rate
Reserve Interest		22,000		
4295 Application Fees	7,000	6,000	6,000	
4300 Reserve Transfer	(134,784)	(156,784)	(183,294)	
Total Income	638,816	637,816	587,306	
Expenses				
Administrative				
6025 Annual Corporate Fee	61	62	62	
6028 Fees to Division	500	1,250	1,040	
6040 Management	32,400	32,400	35,640	Increase 10%
6045 Background check/Lease Exp	6,000	5,000	5,000	
6050 Office Expense/Postage	2,000	1,000	2,000	
6053 Website	1,600	1,240	1,600	
6056 Legal/Accounting (CPA)	2,500	2,000	2,500	
6070 Taxes/Licenses/Dues				
Building				
6190 Building Maintenance	50,000	55,000	55,000	Electric Panels and Loft inspections
6192 Equipment & Supplies	975	2,400	2,460	Increased Gas and Bulbs
6194 Janitorial/Pressure Cleaning	42,000	40,000	42,000	Inflation 5%
6210 Emergency Systems/Fire Equip.	26,000	20,000	20,500	
6230 Exterminating	14,000	12,848	13,500	Contract to Oct +10% Nov and Dec
Grounds				
6141 Irrigation System Maintenance	5,000	4,353	5,000	
6160 Landscape Contract	53,280	53,305	54,905	Inflation 3%
6162 Sod/Plantings/Annuals	15,000	14,119	25,000	2023 winter annually charged to 2024
6165 Tree Maint/Replacement	12,000	12,500	15,000	Palms and Oaks this year
6167 Mulch	9,000	9,900	12,000	
6170 Pool Maintenance	8,500	8,000	10,000	Plus, Minor repairs
Insurance				
6310 Package Insurance	274,000	196,385	200,000	Increase due to 2024 Hurricanes
Other				
6305 Contingency/Bad Debt	6,000	4,000	6,000	
Public Utilities				
6100 Electricity/Pool Heat	12,000	11,500	12,500	Inflation 9%
6110 Refuse Removal/Recycling	25,000	22,000	23,100	Inflation 5%
6120 Water & Sewer	41,000	40,000	42,500	Inflation 6%
Total Operating Expenses	638,816	549,263	587,307	

X-14

CARRINGTON AT STONEBRIDGE CONDO ASSOCIATION, INC.
Budget Reserves For Capital Expenditure And Deferred Maintenance
For the Period January 1, 2025, through December 31, 2025
Proposed Budget 2025
136 Units

16/11/2024	Estimated life When New (Years)	Current Estimated Replacement Cost	2025 Estimated Remaining life (Years)	30/09/2024 Current Reserve Balance	Add'l Reserve Funding 4th Qtr	Estimated Reserve Balance 01/01/2024	Additional Reserves Required	Annual Funding Required 2025	Board Proposed Funding 2025	Quarterly Funding Required 2025
Item										
STATUTORY										
Roof	30	1,750,000	24	269,746	12,683	282,429	1,467,571	61,149	61,149	15,287.20
Painting	7	150,000	2	88,275	4,636	92,911	57,089	28,544	28,544	7,136.09
Paving-Resurface	8	120,000	4	64,571	1,680	66,251	53,749	13,437	13,437	3,359.31
Paving-Sealcoating	4	20,000	1	15,625	875	16,500	3,500	3,500	3,500	875.00
Pool	7	30,000	4	15,498	452	15,950	14,050	3,513	3,513	878.13
NON-STATUTORY						-				
Accounts Audit	2	8,000	2	-	-	-	8,000	4,000	4,000	1,000.00
Capital Projects *	0	Unknown	0	93,901	36,250	130,151	63,000	63,000	63,000	15,750.00
Roof Cleaning	2	20,000	2	22,879	(15,181)	7,698	12,302	6,151	6,151	1,537.75
		2,098,000		570,495	41,395	611,890	1,679,261	183,294	183,294	45,823.48

* \$25,000 interest added

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.