



Stonecrest Villas of Tega Cay Condominium Owners

Property Management | Maintenance | Sales | HOA Management

| Account Number | | 2018 Projected | 2018 Budget | 2019 Budget |
|----------------|---|----------------|----------------|----------------|
| | OPERATING INCOME | | | |
| | ASSESSMENT AND FEE INCOME | | | |
| 4500 | Association Assessment | 290,158 | 290,136 | 314,967 |
| 4500-1 | Prepaid Trash Dues | 3,651 | 0 | 0 |
| | | ----- | ----- | ----- |
| | NET ASSOCIATION INCOME | 293,809 | 290,136 | 314,967 |
| 7000 115 | RES trans from OP - Special Mi | (87,297) | (87,293) | (96,900) |
| | | ----- | ----- | ----- |
| | TOTAL OPERATING INCOME | 206,512 | 202,843 | 218,067 |
| | OPERATING EXPENSES | | | |
| | COMMUNITY FUNCTIONS | | | |
| 6110 | Community Functions for Reside | 175 | 250 | 250 |
| 6113 | Website | 20 | 20 | 20 |
| 6122 | Social Committee | 150 | 150 | 150 |
| | | ----- | ----- | ----- |
| | TOTAL COMMUNITY FUNCTIONS | 345 | 420 | 420 |
| | BUILDING MAINTENANCE & REPAIRS | | | |
| 6228 | Exterior Repair | 6,320 | 7,000 | 6,000 |
| 6229 | Gutters | 456 | 250 | 250 |
| 6230 | Painting | 503 | 0 | 500 |
| 6240 | HVAC | 780 | 700 | 800 |
| 6248 | Plumbing Common Area Maint | 2,196 | 400 | 1,000 |
| 6260 | Misc Expenses | 702 | 0 | 0 |
| | | ----- | ----- | ----- |
| | TOTAL MAINTENANCE & REPAIRS | 10,957 | 8,350 | 8,550 |
| | PEST CONTROL | | | |
| 6271 | Termite Control | 2,277 | 2,277 | 2,277 |
| 6272 | Pest Contract | 1,587 | 2,116 | 2,116 |
| 6273 | Fire Ant Treatment | 995 | 995 | 995 |
| | | ----- | ----- | ----- |
| | TOTAL PEST CONTROL | 4,859 | 5,388 | 5,388 |
| | PROFESSIONAL SERVICES | | | |
| 6301 | Administrative Fees | 2,056 | 2,000 | 2,000 |
| 6302 | Management Contract | 18,553 | 18,599 | 18,907 |
| 6303 | Legal Fees | 160 | 1,000 | 750 |
| 6304 | Accounting Fees | 2,305 | 1,500 | 2,305 |
| 6104 | Late Fees Paid to Management | 205 | 0 | 0 |
| | | ----- | ----- | ----- |
| | TOTAL PROFESSIONAL SERVICES | 23,279 | 23,099 | 23,962 |



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| | LANDSCAPE | | | |
| 6307 | Landscape - Trees | 1,050 | 3,000 | 1,500 |
| 6311 | Landscape - Contract | 39,577 | 39,047 | 41,832 |
| 6313 | Landscape - Irrigation Equip/R | 2,727 | 2,500 | 2,500 |
| 6315 | Landscape - Lighting | 451 | 435 | 450 |
| 6316 | Landscape - Maintenance & Misc | 4,830 | 2,500 | 4,000 |
| 6318 | Landscape - Flowers | 0 | 1,500 | 1,500 |
| 6324 | Landscape - Mulch/Pine Needles | 10,010 | 10,000 | 10,010 |
| 6520 | Landscape - Tree Removal | 450 | 500 | 450 |
| | | ----- | ----- | ----- |
| | TOTAL LANDSCAPE | 59,095 | 59,482 | 62,242 |
| | | | | |
| | POOL | | | |
| 6331 | Pool - Contract | 6,491 | 5,989 | 5,990 |
| 6334 | Pool - Repairs | 575 | 0 | 500 |
| 6335 | Pool - Supplies | 297 | 350 | 350 |
| 6336 | Pool - Permit | 125 | 125 | 125 |
| 6337 | Pool - Phone | 178 | 375 | 375 |
| | | ----- | ----- | ----- |
| | TOTAL POOL | 7,666 | 6,839 | 7,340 |
| | | | | |
| | CLUBHOUSE | | | |
| 6351 | Clubhouse Repair | 1,325 | 500 | 500 |
| 6353 | Clubhouse Janitorial | 3,250 | 2,750 | 3,250 |
| 6353-1 | Clubhouse Supplies | 285 | 375 | 300 |
| 6358 | Clubhouse - TV/Music | 1,585 | 1,345 | 1,585 |
| 6386 | Fitness Room Expenses | 790 | 750 | 800 |
| 6408 | Electricity-Clubhouse & Pool | 2,825 | 3,000 | 2,750 |
| | | ----- | ----- | ----- |
| | TOTAL CLUBHOUSE | 10,060 | 8,720 | 9,185 |
| | | | | |
| | OFFICE EXPENSE | | | |
| 6372 | Postage and Supplies | 2,295 | 3,069 | 2,750 |
| | | ----- | ----- | ----- |
| | TOTAL OFFICE EXPENSE | 2,295 | 3,069 | 2,750 |
| | | | | |
| | INSURANCE | | | |
| 6381 | Insurance Premiums | 43,059 | 41,000 | 40,800 |
| | | ----- | ----- | ----- |
| | TOTAL INSURANCE | 43,059 | 41,000 | 40,800 |
| | | | | |
| | UTILITIES | | | |
| 6402 | Electricity | -78.68 | 0 | 0 |
| 6402-2 | Electricity - Irrigation | 910 | 900 | 950 |
| 6403 | Gas | 1,299 | 1,200 | 1,300 |
| 6404 | Water & Sewer | 18,963 | 23,000 | 22,000 |
| 6404-1 | Water Irrigation | 6,814 | 12,000 | 8,000 |
| 6405 | Garbage Collection | 0 | 0 | 15,480 |
| 6409 | Electricity-Street Lights | 9,758 | 9,700 | 9,700 |
| | | ----- | ----- | ----- |
| | TOTAL UTILITIES | 37,665 | 46,800 | 57,430 |
| | | ----- | ----- | ----- |
| | TOTAL OPERATING EXPENSES | 199,280 | 203,167 | 218,067 |
| | | | | |
| | NET OPERATING INCOME/LOSS | 79 | (324) | 0 |
| | | ===== | ===== | ===== |



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| | RESERVE BUDGET | | | |
| 7000 | RES trans from OP - | 87,297 | 87,293 | 96,900 |
| 5720 | Reserve Intrst - Cur | 315 | 0 | 0 |
| | | ===== | ===== | ===== |
| | TOTAL RESERVE INCOME | 87,612 | 87,293 | 96,900 |
| | RESERVE EXPENSES | | | |
| 7003 | Reserve transfer to | 0 | 0 | 0 |
| 3153 | RES Expenditures - L | -6,924 | 0 | 0 |
| 3153 | RES Expenditures - S | -24,167 | 0 | 0 |
| | | ===== | ===== | ===== |
| | TOTAL RESERVE EXPENSE | -31,091 | 0 | 0 |

| Unit Type | 2018 Dues | Rounded Monthly Dues 2019 | Increase from 2018 | Increase Without Trash |
|---------------|-----------|---------------------------|--------------------|------------------------|
| Canterbury | \$294 | \$319 | \$25 | 10.00 |
| Abbey/Chateau | \$266 | \$289 | \$23 | 8.00 |
| Villa | \$252 | \$274 | \$22 | 7.00 |

- Note 1: \$15 increase due to Trash pickup
- Note 2: \$9.31 avg increase due to Reserve increase
- Note 3: Trash + Avg Reserves increase = 24.31