



FY-2025 Final Operating budget | Stone Creek at Eagle Harbor Association, Inc. - Association level | FY2025

Prepared By: Stone Creek HOA
5000-18 US 17 South
232
Fleming Island, FL 32003

As of 7/19/2025

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
Income													
Association Fee	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	48,472.00	\$581,664.00
CDD Reimbursement	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	\$13,500.00
Other income	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Total for Income	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	49,763.67	\$597,164.00
Expenses													
Bookkeeping	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
FL 720	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Google Workspace	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Irrigation Maintenance & Repairs													
Irrigation - Inspections	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
Irrigation - Weed Treatment/Save Lawns	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	\$750.00
Subtotal for Irrigation Maintenance & Repairs	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	1,562.50	\$18,750.00
Landscaping													
Landscape - Contract	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	\$110,000.00
Landscape - Dirt/Erosion Control	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Landscape - Maint/Improvement	387.50	387.50	387.50	387.50	387.50	387.50	387.50	387.50	387.50	387.50	387.50	387.50	\$4,650.00
Landscape - Non-CDD Tree Removal	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Landscape - Replace Dead Bushes	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Subtotal for Landscaping	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	10,345.83	\$124,150.00
Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	\$5,400.00
Maintenance													
Backflow Certification/Repair	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Building Maintenance and Repair	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
General/Common Area Maint	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Termite Bond	744.42	744.42	744.42	744.42	744.42	744.42	744.42	744.42	744.42	744.42	744.42	744.42	\$8,933.00
Subtotal for Maintenance	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	1,619.42	\$19,433.00
Management and Administration													
Accounting and Tax Preparation	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
Insurance	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	\$3,200.00
Management Software	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	\$7,500.00
Master Association Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Office Supplies/Expenses	58.83	58.83	58.83	58.83	58.83	58.83	58.83	58.83	58.83	58.83	58.83	58.83	\$706.00



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Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
Subtotal for Management and Administration	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	2,075.50	\$24,906.00
Professional Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
Roof Replacement Loan - Other	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	9,641.00	\$115,692.00
Utilities													
Electricity	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	\$7,000.00
Water	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	\$32,000.00
Subtotal for Utilities	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	\$39,000.00
Website hosting	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
Total for Expenses	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	30,444.25	\$365,331.00
Net Operating Income	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	\$231,833.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Concrete reserve	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$20,000.00
Miscellaneous reserve	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	\$13,000.00
Paint and Stucco reserve	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	13,902.75	\$166,833.00
Roof reserve	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	\$32,000.00
Total for Non-operating Expenses	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	19,319.42	\$231,833.00
Net Non-operating Income	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	-19,319.42	(\$231,833.00)
Net Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00