

Stoneybrook of Elizabethtown HOA, Inc.

PO Box 149

Elizabethtown, PA 17022

Stoneybrookhoa17022@gmail.com

2026 Fee Schedule

Single-family Unit: \$30/month general common fee – Total quarterly bill: \$90

Townhome: \$30/month general common fee plus \$85/month snow removal, lawn maintenance and mowing fee – Total quarterly bill: \$345

Late Fee: 15% assessed on quarterly billing cycle on quarterly outstanding balance

Resale Certificate Fee: \$100 – Due at settlement (resale transactions only) – Seller pays

Capital Reserve fund assessment: \$400 - Due at settlement (initial and resale) – Buyer pays

2026 Annual Budget

Common Fees, All Homeowners (182)	\$63,554
Additional Fee, Townhomes (52)	\$51,449
Fees, Resale Certification (5)	\$500
Total Operating Income:	\$115,503

OPERATING EXPENSES

Grounds Maintenance, Common	\$39,486
Grounds Maintenance, TH	\$29,894
Snow Removal, Common	\$1,118
Snow Removal, TH	\$21,232
Common Area Improvement Projects	\$7,500
Billing Services and Accounting	\$7,050
Liability Insurance	\$3,255
Bank Fees	\$150
Legal Expenses	\$2,000
Administrative	\$1,500
Total Operating Expenses:	\$113,185

Initial Capital Fees	\$4,000
Transfer to Capital Reserve - Common	\$(4,000)
Transfer to Operating Reserve - Common	\$(2,000)
Interest Income	\$50
Total Increase in HOA Operating Fund:	\$368

The board's ability to assess additional fees or change fees is further outlined in the HOA Declarations

Updated November 12, 2025