

## STONEBROOKE OWNERS ASSOCIATION INC.

## Profit &amp; Loss YTD VS. Budget

January through October 2021

	Jan - Oct 21	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Finance Charges	126.75		
HOA Dues			
2020	100.90		
2021 Dues income	184,796.21	172,800.00	106.9%
<b>Total HOA Dues</b>	184,897.11	172,800.00	107.0%
Interest Earned	192.50		
Late Fees	300.00		
Lien Fees	150.64		
Miscellaneous Income	599.10		
Pool Cards	190.00		
<b>Total Income</b>	186,456.10	172,800.00	107.9%
<b>Gross Profit</b>	186,456.10	172,800.00	107.9%
<b>Expense</b>			
Annual Meeting	0.00	50.00	0.0%
Bank Fees	0.00	100.00	0.0%
Bank Service Charges	27.00		
<b>Common Area Structures</b>			
Covered Bridge/Guardhouse R&M	0.00	1,550.00	0.0%
Pedestrian Bridge/ Walking Path	0.00	500.00	0.0%
Rock & Brickwall- R&M	3,557.75	1,900.00	187.3%
<b>Common Area Structures - Other</b>	0.00	3,250.00	0.0%
<b>Total Common Area Structures</b>	3,557.75	7,200.00	49.4%
HOA Management Fee	12,845.80	15,372.00	83.6%
Insurance Expense	5,986.00	5,900.00	101.5%
<b>Landscaping and Groundskeeping</b>			
Groundkeeping - R&M	2,854.30	5,000.00	57.1%
Holiday Lights	0.00	3,000.00	0.0%
Irrigation Repair	1,912.54		
Landscaping - R&M	6,192.43	8,825.00	70.2%
Mowing	46,345.50	55,614.00	83.3%
<b>Total Landscaping and Groundskeeping</b>	57,304.77	72,439.00	79.1%
Misc.	0.00	3,500.00	0.0%
Office Supplies / Printing	638.75	500.00	127.8%
<b>Pond Management</b>			
Monthly Service	4,338.25	4,500.00	96.4%
Repair & Maintenance	488.25	2,000.00	24.4%
<b>Total Pond Management</b>	4,826.50	6,500.00	74.3%
<b>Pool and Clubhouse</b>			
Chemicals & Supplies	4,563.18	5,000.00	91.3%
Cleaning Services	1,551.78	2,500.00	62.1%
License	175.00	175.00	100.0%
Monthly Management	7,662.94	10,180.00	75.3%
Pest Control	0.00	300.00	0.0%
Remote Access / WiFi Install	758.93		
Repair & Maintenance	5,030.13	17,500.00	28.7%
Telephone Expense & Internet	1,717.17	2,420.00	71.0%
Trash Service / American Waste	353.40	500.00	70.7%
Pool and Clubhouse - Other	766.66	2,100.00	36.5%
<b>Total Pool and Clubhouse</b>	22,579.19	40,675.00	55.5%
Postage and Delivery	233.33	1,050.00	22.2%
<b>Professional Fees</b>			
Accountant	230.00	250.00	92.0%
Professional Fees - Other	1,195.30	0.00	100.0%
<b>Total Professional Fees</b>	1,425.30	250.00	570.1%
<b>Security System</b>			
Repair & Maintenance	98.00	500.00	19.6%
Security System - Other	0.00	300.00	0.0%
<b>Total Security System</b>	98.00	800.00	12.3%
Social Events			

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Easter	500.00		
Halloween	125.00		
Pool Party	220.68		
Social Events - Other	33.75		
<b>Total Social Events</b>	<b>879.43</b>	<b>2,500.00</b>	<b>35.2%</b>
<b>Taxes</b>			
Property	0.00	35.00	0.0%
Taxes - Other	215.00	140.00	153.6%
<b>Total Taxes</b>	<b>215.00</b>	<b>175.00</b>	<b>122.9%</b>
<b>Utilities</b>			
Electric			
420 W 77TH #9583724080	1,873.22		
420 W 77TH ST #95048393110	712.61		
420 W 78TH Streetlights #950701	2,737.32		
423 W 78TH ST #9549537353	469.71		
611 W 77TH PL #9556149561	276.86		
611 W 80TH ST Fount. #958651288	1,450.19		
701 W 81ST GATEHOUSE #954319159	300.84		
701 W 81ST UNIT A #9547493320	2,787.22		
7818 S INDIAN AVE #9544973110	2,767.30		
Electric - Other	0.00		
<b>Total Electric</b>	<b>13,375.27</b>	<b>16,450.00</b>	<b>81.3%</b>
Gas	523.43	550.00	95.2%
Water, Trash, Sewer			
420 W 77TH ST	672.00		
423 W 78TH	635.20		
611 W 77TH PL	874.38		
641 W 79TH ST	63.80		
701 W 81ST ST	4,913.98		
7818 S INDIAN AVE	2,030.93		
Water, Trash, Sewer - Other	131.50		
<b>Total Water, Trash, Sewer</b>	<b>9,321.79</b>	<b>13,000.00</b>	<b>71.7%</b>
Utilities - Other	0.00	0.00	0.0%
<b>Total Utilities</b>	<b>23,220.49</b>	<b>30,000.00</b>	<b>77.4%</b>
Website	300.00	150.00	200.0%
<b>Total Expense</b>	<b>134,137.31</b>	<b>187,161.00</b>	<b>71.7%</b>
<b>Net Ordinary Income</b>	<b>52,318.79</b>	<b>-14,361.00</b>	<b>-364.3%</b>
<b>Other Income/Expense</b>			
Other Expense			
Reserve/ Capital improvements	3,790.00		
<b>Total Other Expense</b>	<b>3,790.00</b>		
<b>Net Other Income</b>	<b>-3,790.00</b>	<b>0.00</b>	<b>100.0%</b>
<b>Net Income</b>	<b>48,528.79</b>	<b>-14,361.00</b>	<b>-337.9%</b>