

STONEBROOKE OWNERS ASSOCIATION INC.

01/10/22

Profit & Loss YTD VS. Budget

Cash Basis

January through December 2021

	Jan - Dec 21	Budget
Ordinary Income/Expense		
Income		
Finance Charges	126.75	
HOA Dues		
2020	100.90	
2021 Dues income	184,796.21	172,800.00
Total HOA Dues	184,897.11	172,800.00
Interest Earned	219.52	
Late Fees	300.00	
Lien Fees	150.64	
Miscellaneous Income	558.10	
Pool Cards	210.00	
Total Income	186,462.12	172,800.00
Gross Profit	186,462.12	172,800.00
Expense		
Annual Meeting	0.00	50.00
Bank Fees	0.00	100.00
Bank Service Charges	27.00	
Common Area Structures		
Covered Bridge/Guardhouse R&M	0.00	1,550.00
Pedestrian Bridge/ Walking Path	0.00	500.00
Rock & Brickwall- R&M	3,557.75	1,900.00
Common Area Structures - Other	0.00	3,250.00
Total Common Area Structures	3,557.75	7,200.00
HOA Management Fee	15,485.47	15,372.00
Insurance Expense	5,986.00	5,900.00
Landscaping and Groundskeeping		
Groundkeeping - R&M	6,704.30	5,000.00
Holiday Lights	0.00	3,000.00
Irrigation Repair	2,290.79	
Landscaping - R&M	6,192.43	8,825.00
Mowing	55,614.50	55,614.00
Total Landscaping and Groundskeeping	70,802.02	72,439.00
Misc.	0.00	3,500.00
Office Supplies / Printing	638.75	500.00
Pond Management		
Monthly Service	4,837.25	4,500.00
Repair & Maintenance	488.25	2,000.00
Total Pond Management	5,325.50	6,500.00
Pool and Clubhouse		
Chemicals & Supplies	4,740.39	5,000.00
Cleaning Services	1,831.78	2,500.00
License	175.00	175.00
Monthly Management	9,196.26	10,180.00
Pest Control	0.00	300.00
Remote Access / WiFi Install	758.93	
Repair & Maintenance	5,030.13	17,500.00
Telephone Expense & Internet	2,000.35	2,420.00
Trash Service / American Waste	415.40	500.00
Pool and Clubhouse - Other	766.66	2,100.00
Total Pool and Clubhouse	24,914.90	40,675.00
Postage and Delivery	233.33	1,050.00
Professional Fees		

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Accountant	230.00	250.00
Legal Fee	171.72	
Professional Fees - Other	1,154.30	0.00
Total Professional Fees	1,556.02	250.00
Security System		
Repair & Maintenance	98.00	500.00
Security System - Other	0.00	300.00
Total Security System	98.00	800.00
Social Events		
Easter	500.00	
Halloween	375.00	
Pool Party	220.68	
Santa Party & Pics	711.06	
Social Events - Other	33.75	2,500.00
Total Social Events	1,840.49	2,500.00
Taxes		
Property	32.00	35.00
Taxes - Other	215.00	140.00
Total Taxes	247.00	175.00
Utilities		
Electric		
420 W 77TH #9583724080	2,122.92	
420 W 77TH ST #95048393110	762.50	
420 W 78TH Streetlights #950701	3,366.04	
423 W 78TH ST #9549537353	565.61	
611 W 77TH PL #9556149561	328.96	
611 W 80TH ST Fount. #958651288	1,832.55	
701 W 81ST GATEHOUSE #954319159	359.08	
701 W 81ST UNIT A #9547493320	3,383.76	
7818 S INDIAN AVE #9544973110	3,433.87	
Electric - Other	0.00	16,450.00
Total Electric	16,155.29	16,450.00
Gas	601.16	550.00
Water, Trash, Sewer		
420 W 77TH ST	1,018.36	
423 W 78TH	754.88	
611 W 77TH PL	894.50	
641 W 79TH ST	76.56	
701 W 81ST ST	5,557.48	
7818 S INDIAN AVE	2,387.48	
Water, Trash, Sewer - Other	131.50	13,000.00
Total Water, Trash, Sewer	10,820.76	13,000.00
Utilities - Other	0.00	0.00
Total Utilities	27,577.21	30,000.00
Website	300.00	150.00
Total Expense	158,589.44	187,161.00
Net Ordinary Income	27,872.68	-14,361.00
Other Income/Expense		
Other Expense		
Reserve/ Capital improvements	3,790.00	
Total Other Expense	3,790.00	

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	<u>Jan - Dec 21</u>	<u>Budget</u>
Net Other Income	-3,790.00	0.00
Net Income	<u>24,082.68</u>	<u>-14,361.00</u>

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Profit & Loss YTD VS. Budget

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01/10/22

Cash Basis

	% of Budget
Ordinary Income/Expense	
Income	
Finance Charges	
HOA Dues	
2020	
2021 Dues income	106.9%
Total HOA Dues	107.0%
Interest Earned	
Late Fees	
Lien Fees	
Miscellaneous Income	
Pool Cards	
Total Income	107.9%
Gross Profit	107.9%
Expense	
Annual Meeting	0.0%
Bank Fees	0.0%
Bank Service Charges	
Common Area Structures	
Covered Bridge/Guardhouse R&M	0.0%
Pedestrian Bridge/ Walking Path	0.0%
Rock & Brickwall- R&M	187.3%
Common Area Structures - Other	0.0%
Total Common Area Structures	49.4%
HOA Management Fee	100.7%
Insurance Expense	101.5%
Landscaping and Groundskeeping	
Groundkeeping - R&M	134.1%
Holiday Lights	0.0%
Irrigation Repair	
Landscaping - R&M	70.2%
Mowing	100.0%
Total Landscaping and Groundskeeping	97.7%
Misc.	0.0%
Office Supplies / Printing	127.8%
Pond Management	
Monthly Service	107.5%
Repair & Maintenance	24.4%
Total Pond Management	81.9%
Pool and Clubhouse	
Chemicals & Supplies	94.8%
Cleaning Services	73.3%
License	100.0%
Monthly Management	90.3%
Pest Control	0.0%
Remote Access / WiFi Install	
Repair & Maintenance	28.7%
Telephone Expense & Internet	82.7%
Trash Service / American Waste	83.1%
Pool and Clubhouse - Other	36.5%
Total Pool and Clubhouse	61.3%
Postage and Delivery	22.2%
Professional Fees	

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Accountant	92.0%
Legal Fee	
Professional Fees - Other	100.0%
Total Professional Fees	622.4%
Security System	
Repair & Maintenance	19.6%
Security System - Other	0.0%
Total Security System	12.3%
Social Events	
Easter	
Halloween	
Pool Party	
Santa Party & Pics	
Social Events - Other	1.4%
Total Social Events	73.6%
Taxes	
Property	91.4%
Taxes - Other	153.6%
Total Taxes	141.1%
Utilities	
Electric	
420 W 77TH #9583724080	
420 W 77TH ST #95048393110	
420 W 78TH Streetlights #950701	
423 W 78TH ST #9549537353	
611 W 77TH PL #9556149561	
611 W 80TH ST Fount. #958651288	
701 W 81ST GATEHOUSE #954319159	
701 W 81ST UNIT A #9547493320	
7818 S INDIAN AVE #9544973110	
Electric - Other	0.0%
Total Electric	98.2%
Gas	109.3%
Water, Trash, Sewer	
420 W 77TH ST	
423 W 78TH	
611 W 77TH PL	
641 W 79TH ST	
701 W 81ST ST	
7818 S INDIAN AVE	
Water, Trash, Sewer - Other	1.0%
Total Water, Trash, Sewer	83.2%
Utilities - Other	0.0%
Total Utilities	91.9%
Website	200.0%
Total Expense	84.7%
Net Ordinary Income	-194.1%
Other Income/Expense	
Other Expense	
Reserve/ Capital improvements	
Total Other Expense	

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	<u>% of Budget</u>
Net Other Income	<u>100.0%</u>
Net Income	<u><u>-167.7%</u></u>