

STONEBROOKE OWNERS ASSOCIATION INC.

Profit & Loss YTD VS. Budget

04/04/22

January through December 2022

Cash Basis

	Jan - Dec 22	Budget
Ordinary Income/Expense		
Income		
Finance Charges	48.75	
HOA Dues		
2021 Dues income	453.79	
2022 Dues	193,946.60	200,200.00
Total HOA Dues	194,400.39	200,200.00
Interest Earned	40.30	
Late Fees	541.00	
Pool Cards	60.00	
Total Income	195,090.44	200,200.00
Gross Profit	195,090.44	200,200.00
Expense		
Annual Meeting	0.00	50.00
Bank Fees	0.00	120.00
Common Area Structures	0.00	1,000.00
HOA Management Fee	3,853.74	16,000.00
Insurance Expense	0.00	6,000.00
Landscaping and Groundskeeping		
Fencing installation	2,252.00	
Groundkeeping & Trees (R&M)	500.00	6,000.00
Holiday Lights	2,325.00	3,000.00
Irrigation Repair	425.00	2,500.00
Landscaping - R&M	0.00	8,825.00
Mowing	13,903.50	55,615.00
steel fencing replacement (M)	0.00	750.00
Total Landscaping and Groundskeeping	19,405.50	76,690.00
Office Supplies / Printing	281.05	1,000.00
Pond Management		
Monthly Service	524.00	4,500.00
Repair & Maintenance	100.00	900.00
Total Pond Management	624.00	5,400.00
Pool and Clubhouse		
Chemicals & Supplies	51.53	5,000.00
Cleaning Services	1,116.66	1,500.00
HVAC Maintenance	460.76	200.00
License	0.00	175.00
Monthly Management	766.66	10,000.00
Pest Control	0.00	300.00
powerwash deck	0.00	1,000.00
Remote Access / WiFi Install	0.00	2,420.00
Repair & Maintenance	143.00	2,500.00
Telephone Expense & Internet	423.78	2,400.00
Trash Service / American Waste	93.00	500.00
Total Pool and Clubhouse	3,055.39	25,995.00
Postage and Delivery	58.00	275.00
Professional Fees		
Accountant	260.00	230.00
Legal Fee	-85.86	
Professional Fees - Other	-315.00	500.00
Total Professional Fees	-140.86	730.00
Security System		
Repair & Maintenance	90.00	

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Security System - Other	0.00	600.00
Total Security System	90.00	600.00
Social Events	0.00	2,500.00
Taxes		
Property	0.00	250.00
Total Taxes	0.00	250.00
Utilities		
Electric		
420 W 77TH #9583724080	1,074.12	2,810.00
420 W 77TH ST #95048393110	131.34	300.00
420 W 78TH Streetlights #950701	1,382.87	3,660.00
423 W 78TH ST #9549537353	206.26	540.00
611 W 77TH PL #9556149561	142.78	300.00
611 W 80TH ST Fount. #958651288	818.68	1,560.00
701 W 81ST GATEHOUSE #954319159	262.56	360.00
701 W 81ST UNIT A #9547493320	1,236.03	3,720.00
7818 S INDIAN AVE #9544973110	280.75	3,250.00
Total Electric	5,535.39	16,500.00
Gas	262.17	695.00
Water, Trash, Sewer		
420 W 77TH ST	90.24	630.00
423 W 78TH	37.84	595.00
611 W 77TH PL	136.90	820.00
641 W 79TH ST	19.14	120.00
701 W 81ST ST	120.94	3,965.00
7818 S INDIAN AVE	517.96	2,170.00
Water, Trash, Sewer - Other	0.00	2,200.00
Total Water, Trash, Sewer	923.02	10,500.00
Total Utilities	6,720.58	27,695.00
Website	0.00	150.00
Total Expense	33,947.40	164,455.00
Net Ordinary Income	161,143.04	35,745.00
Net Income	161,143.04	35,745.00

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	% of Budget
Ordinary Income/Expense	
Income	
Finance Charges	
HOA Dues	
2021 Dues income	
2022 Dues	96.9%
Total HOA Dues	97.1%
Interest Earned	
Late Fees	
Pool Cards	
Total Income	97.4%
Gross Profit	97.4%
Expense	
Annual Meeting	0.0%
Bank Fees	0.0%
Common Area Structures	0.0%
HOA Management Fee	24.1%
Insurance Expense	0.0%
Landscaping and Groundskeeping	
Fencing installation	
Groundkeeping & Trees (R&M)	8.3%
Holiday Lights	77.5%
Irrigation Repair	17.0%
Landscaping - R&M	0.0%
Mowing	25.0%
steel fencing replacement (M)	0.0%
Total Landscaping and Groundskeeping	25.3%
Office Supplies / Printing	28.1%
Pond Management	
Monthly Service	11.6%
Repair & Maintenance	11.1%
Total Pond Management	11.6%
Pool and Clubhouse	
Chemicals & Supplies	1.0%
Cleaning Services	74.4%
HVAC Maintenance	230.4%
License	0.0%
Monthly Management	7.7%
Pest Control	0.0%
powerwash deck	0.0%
Remote Access / WiFi Install	0.0%
Repair & Maintenance	5.7%
Telephone Expense & Internet	17.7%
Trash Service / American Waste	18.6%
Total Pool and Clubhouse	11.8%
Postage and Delivery	21.1%
Professional Fees	
Accountant	113.0%
Legal Fee	
Professional Fees - Other	-63.0%
Total Professional Fees	-19.3%
Security System	
Repair & Maintenance	

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	<u>% of Budget</u>
Security System - Other	0.0%
Total Security System	15.0%
Social Events	0.0%
Taxes	
Property	0.0%
Total Taxes	0.0%
Utilities	
Electric	
420 W 77TH #9583724080	38.2%
420 W 77TH ST #95048393110	43.8%
420 W 78TH Streetlights #950701	37.8%
423 W 78TH ST #9549537353	38.2%
611 W 77TH PL #9556149561	47.6%
611 W 80TH ST Fount. #958651288	52.5%
701 W 81ST GATEHOUSE #954319159	72.9%
701 W 81ST UNIT A #9547493320	33.2%
7818 S INDIAN AVE #9544973110	8.6%
Total Electric	33.5%
Gas	37.7%
Water, Trash, Sewer	
420 W 77TH ST	14.3%
423 W 78TH	6.4%
611 W 77TH PL	16.7%
641 W 79TH ST	16.0%
701 W 81ST ST	3.1%
7818 S INDIAN AVE	23.9%
Water, Trash, Sewer - Other	0.0%
Total Water, Trash, Sewer	8.8%
Total Utilities	24.3%
Website	0.0%
Total Expense	20.6%
Net Ordinary Income	450.8%
Net Income	<u>450.8%</u>