

STONEBROOKE OWNERS ASSOCIATION INC.

Profit & Loss YTD VS. Budget

06/28/22

Cash Basis

January through May 2022

	Jan - May 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Finance Charges	48.75		
HOA Dues			
2021 Dues income	453.79		
2022 Dues	198,146.60	200,200.00	99.0%
Total HOA Dues	198,600.39	200,200.00	99.2%
Interest Earned	122.32		
Late Fees	1,141.00		
Pool Cards	60.00		
Total Income	199,972.46	200,200.00	99.9%
Gross Profit	199,972.46	200,200.00	99.9%
Expense			
Annual Meeting	43.39	50.00	86.8%
Bank Fees	0.00	50.00	0.0%
Capital Improvements			
Foyer	1,475.00	1,000.00	147.5%
Capital Improvements - Other	3,666.00		
Total Capital Improvements	5,141.00	1,000.00	514.1%
Common Area Structures			
Playground & Sport - R&M	750.00		
Common Area Structures - Other	0.00	0.00	0.0%
Total Common Area Structures	750.00	0.00	100.0%
HOA Management Fee	6,422.90	6,669.00	96.3%
Insurance Expense	0.00	0.00	0.0%
Landscaping and Groundskeeping			
Groundkeeping & Trees (R&M)	500.00	2,500.00	20.0%
Holiday Lights	2,325.00	0.00	100.0%
Irrigation Repair	425.00	1,000.00	42.5%
Landscaping - R&M	0.00	1,300.00	0.0%
Mowing	23,172.50	23,175.00	100.0%
Steel Fencing Replacement (M)	0.00	0.00	0.0%
Total Landscaping and Groundskeeping	26,422.50	27,975.00	94.5%
Office Supplies / Printing	281.05	650.00	43.2%
Pond Management			
Monthly Service	1,572.00	1,910.00	82.3%
Repair & Maintenance	180.00	375.00	48.0%
Total Pond Management	1,752.00	2,285.00	76.7%
Pool and Clubhouse			
Chemicals & Supplies	274.23	1,800.00	15.2%
Cleaning Services	450.00	360.00	125.0%
HVAC Maintenance	460.76	200.00	230.4%
License	75.00	175.00	42.9%
Monthly Management	3,066.64	4,165.00	73.6%
Pest Control	0.00	0.00	0.0%
Remote Access / WiFi Install	585.99	1,006.00	58.2%
Repair & Maintenance	3,456.35	1,100.00	314.2%
Telephone Expense & Internet	706.06	1,000.00	70.6%
Trash Service / American Waste	155.00	210.00	73.8%
Total Pool and Clubhouse	9,230.03	10,016.00	92.2%
Postage and Delivery	457.83	50.00	915.7%
Professional Fees			
Accountant	260.00	230.00	113.0%
Legal Fee	-85.86		
Professional Fees - Other	-315.00	0.00	100.0%
Total Professional Fees	-140.86	230.00	-61.2%
Security System			
Repair & Maintenance	90.00		
Security System - Other	0.00	250.00	0.0%
Total Security System	90.00	250.00	36.0%

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Social Events			
Easter	652.00		
Social Events - Other	-43.68	1,250.00	-3.5%
Total Social Events	608.32	1,250.00	48.7%
Taxes			
Property	0.00	215.00	0.0%
Taxes - Other	2.00		
Total Taxes	2.00	215.00	0.9%
Utilities			
Electric			
420 W 77TH #9583724080	1,358.39	1,165.00	116.6%
420 W 77TH ST #95048393110	155.82	125.00	124.7%
420 W 78TH Streetlights #950701	1,752.34	1,525.00	114.9%
423 W 78TH ST #9549537353	234.08	225.00	104.0%
611 W 77TH PL #9556149561	168.34	125.00	134.7%
611 W 80TH ST Fount. #958651288	963.22	465.00	207.1%
701 W 81ST GATEHOUSE #954319159	310.30	150.00	206.9%
701 W 81ST UNIT A #9547493320	1,586.18	1,550.00	102.3%
7818 S INDIAN AVE #9544973110	685.01	450.00	152.2%
Electric - Other	24.48		
Total Electric	7,238.16	5,780.00	125.2%
Gas	428.11	345.00	124.1%
Water, Trash, Sewer			
420 W 77TH ST	129.84	170.00	76.4%
423 W 78TH	62.72	110.00	57.0%
611 W 77TH PL	169.04	80.00	211.3%
641 W 79TH ST	31.90	50.00	63.8%
701 W 81ST ST	724.21	645.00	112.3%
7818 S INDIAN AVE	733.76	500.00	146.8%
Water, Trash, Sewer - Other	0.00	0.00	0.0%
Total Water, Trash, Sewer	1,851.47	1,555.00	119.1%
Total Utilities	9,517.74	7,680.00	123.9%
Website	0.00	150.00	0.0%
Total Expense	60,577.90	58,520.00	103.5%
Net Ordinary Income	139,394.56	141,680.00	98.4%
Other Income/Expense			
Other Expense			
Reserve/ Capital Improvements	1,126.00		
Total Other Expense	1,126.00		
Net Other Income	-1,126.00	0.00	100.0%
Net Income	138,268.56	141,680.00	97.6%