

## STONEBROOKE OWNERS ASSOCIATION INC.

## Profit &amp; Loss YTD VS. Budget

08/09/22

January through July 2022

Cash Basis

	Jan - Jul 22	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Finance Charges	48.75		
<b>HOA Dues</b>			
2021 Dues income	453.79		
2022 Dues	198,846.60	200,200.00	99.3%
<b>Total HOA Dues</b>	199,300.39	200,200.00	99.6%
Interest Earned	350.22		
Late Fees	1,441.00		
Pool Cards	150.00		
<b>Total Income</b>	201,290.36	200,200.00	100.5%
<b>Gross Profit</b>	201,290.36	200,200.00	100.5%
<b>Expense</b>			
Annual Meeting	43.39	50.00	86.8%
Bank Fees	0.00	70.00	0.0%
<b>Common Area Structures</b>			
Covered Bridge/Guardhouse R&M	167.14		
Pedestrian Bridge/ Walking Path	3,814.70		
Common Area Structures - Other	0.00	500.00	0.0%
<b>Total Common Area Structures</b>	3,981.84	500.00	796.4%
HOA Management Fee	8,992.01	9,335.00	96.3%
Insurance Expense	6,212.00	6,000.00	103.5%
<b>Landscaping and Groundskeeping</b>			
Groundkeeping & Trees (R&M)	500.00	3,500.00	14.3%
Holiday Lights	2,325.00	0.00	100.0%
Irrigation Repair	425.00	2,000.00	21.3%
Landscaping - R&M	0.00	7,700.00	0.0%
Mowing	33,434.68	32,440.00	103.1%
Steel Fencing Replacement (M)	0.00	750.00	0.0%
<b>Total Landscaping and Groundskeeping</b>	36,684.68	46,390.00	79.1%
Misc.	472.25		
Office Supplies / Printing	281.05	650.00	43.2%
<b>Pond Management</b>			
Monthly Service	2,620.00	2,910.00	90.0%
Repair & Maintenance	180.00	525.00	34.3%
<b>Total Pond Management</b>	2,800.00	3,435.00	81.5%
<b>Pool and Clubhouse</b>			
Chemicals & Supplies	3,423.71	3,400.00	100.7%
Cleaning Services	1,130.33	960.00	117.7%
HVAC Maintenance	460.76	200.00	230.4%
License	175.00	175.00	100.0%
Monthly Management	5,366.62	5,831.00	92.0%
Pest Control	0.00	0.00	0.0%
Remote Access / WiFi Install	585.99	1,410.00	41.6%
Repair & Maintenance	4,675.94	2,500.00	187.0%
Telephone Expense & Internet	989.13	1,400.00	70.7%
Trash Service / American Waste	217.00	294.00	73.8%
<b>Total Pool and Clubhouse</b>	17,024.48	16,170.00	105.3%
Postage and Delivery	515.83	175.00	294.8%
<b>Professional Fees</b>			
Accountant	260.00	230.00	113.0%
Legal Fee	-85.86		
Professional Fees - Other	-315.00	0.00	100.0%
<b>Total Professional Fees</b>	-140.86	230.00	-61.2%
<b>Security System</b>			
Repair & Maintenance	90.00		
Security System - Other	432.98	350.00	123.7%
<b>Total Security System</b>	522.98	350.00	149.4%

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<b>Social Events</b>			
Easter	652.00		
Pool Party	355.26		
Social Events - Other	469.49	1,500.00	31.3%
<b>Total Social Events</b>	1,476.75	1,500.00	98.5%
<b>Taxes</b>			
Property	0.00	215.00	0.0%
Taxes - Other	2.00		
<b>Total Taxes</b>	2.00	215.00	0.9%
<b>Utilities</b>			
<b>Electric</b>			
420 W 77TH #9583724080	1,926.91	1,635.00	117.9%
420 W 77TH ST #95048393110	180.11	175.00	102.9%
420 W 78TH Streetlights #950701	2,491.26	2,135.00	116.7%
423 W 78TH ST #9549537353	286.67	315.00	91.0%
611 W 77TH PL #9556149561	219.33	175.00	125.3%
611 W 80TH ST Fount. #958651288	1,419.80	850.00	167.0%
701 W 81ST GATEHOUSE #954319159	404.45	210.00	192.6%
701 W 81ST UNIT A #9547493320	2,327.74	2,170.00	107.3%
7818 S INDIAN AVE #9544973110	1,695.26	1,270.00	133.5%
Electric - Other	48.99		
<b>Total Electric</b>	11,000.52	8,935.00	123.1%
<b>Gas</b>	508.66	425.00	119.7%
<b>Water, Trash, Sewer</b>			
420 W 77TH ST	226.56	230.00	98.5%
423 W 78TH	163.12	175.00	93.2%
611 W 77TH PL	394.26	160.00	246.4%
701 W 79TH ST	44.66	70.00	63.8%
701 W 81ST ST	2,092.42	815.00	256.7%
7818 S INDIAN AVE	1,300.67	980.00	132.7%
Water, Trash, Sewer - Other	0.00	0.00	0.0%
<b>Total Water, Trash, Sewer</b>	4,221.69	2,430.00	173.7%
<b>Total Utilities</b>	15,730.87	11,790.00	133.4%
<b>Website</b>	0.00	150.00	0.0%
<b>Total Expense</b>	94,599.27	97,010.00	97.5%
<b>Net Ordinary Income</b>	106,691.09	103,190.00	103.4%
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>Reserve/ Capital Improvements</b>			
Basket ballstriping ref 4.55	750.00	2,500.00	30.0%
Foyer floor finishes	1,475.00	2,500.00	59.0%
Park/ pool Sinage ref 5.52	0.00	750.00	0.0%
Ped bridge 81st ref 6.19	5,000.00	5,000.00	100.0%
Pedestrian Bridge ref 24.2	7,200.00	15,000.00	48.0%
Pond survey ref 10.12	0.00	1,000.00	0.0%
Pool & Clubhouse structure 10.36	7,650.00	10,000.00	76.5%
Pool Furniture ref- 6.29	0.00	3,000.00	0.0%
Security Cameras Ref 5.39	0.00	2,500.00	0.0%
South elwood fence 78th entry	2,252.00	1,500.00	150.1%
<b>Total Reserve/ Capital Improvements</b>	24,327.00	43,750.00	55.6%
<b>Total Other Expense</b>	24,327.00	43,750.00	55.6%
<b>Net Other Income</b>	-24,327.00	-43,750.00	55.6%
<b>Net Income</b>	<b>82,364.09</b>	<b>59,440.00</b>	<b>138.6%</b>