

STONEBROOKE OWNERS ASSOCIATION INC.

Profit & Loss YTD VS. Budget

09/09/22

January through August 2022

Cash Basis

	Jan - Aug 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Finance Charges	48.75		
HOA Dues			
2021 Dues income	453.79		
2022 Dues	198,846.60	200,200.00	99.3%
Total HOA Dues	199,300.39	200,200.00	99.6%
Interest Earned	540.38		
Late Fees	1,541.00		
Pool Cards	150.00		
Total Income	201,580.52	200,200.00	100.7%
Gross Profit	201,580.52	200,200.00	100.7%
Expense			
Annual Meeting	43.39	50.00	86.8%
Bank Fees	0.00	80.00	0.0%
Common Area Structures			
Covered Bridge/Guardhouse R&M	167.14		
Misc.	881.36		
Pedestrian Bridge/ Walking Path	3,814.70		
Common Area Structures - Other	0.00	500.00	0.0%
Total Common Area Structures	4,863.20	500.00	972.6%
HOA Management Fee	10,276.59	10,668.00	96.3%
Insurance Expense	6,212.00	6,000.00	103.5%
Landscaping and Groundskeeping			
Groundkeeping & Trees (R&M)	3,000.00	4,000.00	75.0%
Holiday Lights	2,325.00	0.00	100.0%
Irrigation Repair	510.00	2,300.00	22.2%
Landscaping - R&M	2,732.00	7,900.00	34.6%
Mowing	38,523.27	37,075.00	103.9%
Steel Fencing Replacement (M)	0.00	750.00	0.0%
Total Landscaping and Groundskeeping	47,090.27	52,025.00	90.5%
Misc.	185.82		
Office Supplies / Printing	281.05	850.00	33.1%
Pond Management			
Monthly Service	2,620.00	3,410.00	76.8%
Repair & Maintenance	180.00	600.00	30.0%
Pond Management - Other	524.00		
Total Pond Management	3,324.00	4,010.00	82.9%
Pool and Clubhouse			
Chemicals & Supplies	3,423.71	4,100.00	83.5%
Cleaning Services	1,460.33	1,260.00	115.9%
HVAC Maintenance	460.76	200.00	230.4%
License	175.00	175.00	100.0%
Monthly Management	5,366.62	6,664.00	80.5%
Pest Control	0.00	0.00	0.0%
Remote Access / WiFi Install	585.99	1,612.00	36.4%
Repair & Maintenance	4,675.94	2,700.00	173.2%
Telephone Expense & Internet	1,131.06	1,600.00	70.7%
Trash Service / American Waste	248.00	336.00	73.8%
Total Pool and Clubhouse	17,527.41	18,647.00	94.0%
Postage and Delivery	515.83	225.00	229.3%
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	432.98	400.00	108.2%
Total Security System	522.98	400.00	130.7%

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Social Events			
Easter	652.00		
Pool Party	355.26		
Social Events - Other	469.49	1,500.00	31.3%
Total Social Events	1,476.75	1,500.00	98.5%
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	2,211.17	1,870.00	118.2%
420 W 77TH ST #95048393110	180.11	200.00	90.1%
420 W 78TH Streetlights #950701	2,860.72	2,440.00	117.2%
423 W 78TH ST #9549537353	313.52	360.00	87.1%
611 W 77TH PL #9556149561	245.08	200.00	122.5%
611 W 80TH ST Fount. #958651288	1,681.49	1,060.00	158.6%
701 W 81ST GATEHOUSE #954319159	452.82	240.00	188.7%
701 W 81ST UNIT A #9547493320	2,772.46	2,480.00	111.8%
7818 S INDIAN AVE #9544973110	2,375.68	1,770.00	134.2%
Electric - Other	73.51		
Total Electric	13,166.56	10,620.00	124.0%
Gas	545.73	465.00	117.4%
Water, Trash, Sewer			
420 W 77TH ST	461.20	395.00	116.8%
423 W 78TH	397.76	340.00	117.0%
611 W 77TH PL	522.08	500.00	104.4%
641 W 79TH ST	51.04	80.00	63.8%
701 W 81ST ST	5,021.45	2,715.00	185.0%
7818 S INDIAN AVE	1,603.76	1,480.00	108.4%
Water, Trash, Sewer - Other	0.00	0.00	0.0%
Total Water, Trash, Sewer	8,057.29	5,510.00	146.2%
Total Utilities	21,769.58	16,595.00	131.2%
Website	0.00	150.00	0.0%
Total Expense	113,950.01	112,145.00	101.6%
Net Ordinary Income	87,630.51	88,055.00	99.5%
Other Income/Expense			
Other Expense			
Reserve/ Capital Improvements			
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%
Total Reserve/ Capital Improvements	24,327.00	43,750.00	55.6%
Total Other Expense	24,327.00	43,750.00	55.6%
Net Other Income	-24,327.00	-43,750.00	55.6%
Net Income	63,303.51	44,305.00	142.9%