

STONEBROOKE OWNERS ASSOCIATION INC.

Profit & Loss YTD VS. Budget

10/12/22

Cash Basis

January through September 2022

	Jan - Sep 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	783.56		
Late Fees	1,541.00		
Pool Cards	150.00		
Total Income	201,823.70	200,200.00	100.8%
Gross Profit	201,823.70	200,200.00	100.8%
Expense			
Annual Meeting	43.39	50.00	86.8%
Bank Fees	0.00	90.00	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	11,561.17	12,001.00	96.3%
Insurance Expense	6,212.00	6,000.00	103.5%
Landscaping and Groundskeeping			
Groundkeeping & Trees (R&M)	3,000.00	4,500.00	66.7%
Holiday Lights	2,325.00	0.00	100.0%
Irrigation Repair	510.00	2,500.00	20.4%
Landscaping - R&M	2,732.00	8,225.00	33.2%
Mowing	43,611.86	41,710.00	104.6%
Steel Fencing Replacement (M)	0.00	750.00	0.0%
Total Landscaping and Groundskeeping	52,178.86	57,685.00	90.5%
Misc.	185.82		
Office Supplies / Printing	281.05	850.00	33.1%
Pond Management			
Monthly Service	3,668.00	3,910.00	93.8%
Repair & Maintenance	180.00	675.00	26.7%
Total Pond Management	3,848.00	4,585.00	83.9%
Pool and Clubhouse			
Chemicals & Supplies	4,622.36	5,000.00	92.4%
Cleaning Services	1,460.33	1,320.00	110.6%
HVAC Maintenance	460.76	200.00	230.4%
License	175.00	175.00	100.0%
Monthly Management	6,133.28	7,497.00	81.8%
Pest Control	0.00	0.00	0.0%
Remote Access / WiFi Install	585.99	1,814.00	32.3%
Repair & Maintenance	4,899.97	2,900.00	169.0%
Telephone Expense & Internet	1,272.99	1,800.00	70.7%
Trash Service / American Waste	279.00	378.00	73.8%
Total Pool and Clubhouse	19,889.68	21,084.00	94.3%
Postage and Delivery	535.63	225.00	238.1%
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	450.00	96.2%
Total Security System	522.98	450.00	116.2%

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Social Events			
Easter	652.00		
Pool Party	355.26		
Social Events - Other	969.49	1,750.00	55.4%
Total Social Events	1,976.75	1,750.00	113.0%
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	2,495.43	2,105.00	118.5%
420 W 77TH ST #95048393110	180.11	225.00	80.0%
420 W 78TH Streetlights #950701	3,230.18	2,745.00	117.7%
423 W 78TH ST #9549537353	340.15	405.00	84.0%
611 W 77TH PL #9556149561	270.83	225.00	120.4%
611 W 80TH ST Fount. #958651288	1,924.95	1,270.00	151.6%
701 W 81ST GATEHOUSE #954319159	499.75	270.00	185.1%
701 W 81ST UNIT A #9547493320	3,181.34	2,790.00	114.0%
7818 S INDIAN AVE #9544973110	2,969.17	2,770.00	107.2%
Electric - Other	98.03		
Total Electric	15,189.94	12,805.00	118.6%
Gas	595.41	505.00	117.9%
Water, Trash, Sewer			
420 W 77TH ST	776.80	555.00	140.0%
423 W 78TH	709.68	505.00	140.5%
611 W 77TH PL	660.94	700.00	94.4%
641 W 79TH ST	57.42	90.00	63.8%
701 W 81ST ST	8,082.96	3,815.00	211.9%
7818 S INDIAN AVE	1,932.61	1,780.00	108.6%
Water, Trash, Sewer - Other	0.00	0.00	0.0%
Total Water, Trash, Sewer	12,220.41	7,445.00	164.1%
Total Utilities	28,005.76	20,755.00	134.9%
Website	0.00	150.00	0.0%
Total Expense	129,965.43	126,620.00	102.6%
Net Ordinary Income	71,858.27	73,580.00	97.7%
Other Income/Expense			
Other Expense			
Reserve/ Capital Improvements			
Basket ballstriping ref 4.55	750.00	800.00	93.8%
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	0.00	100.0%
Pedestrian Bridge ref 24.2	8,000.00	10,000.00	80.0%
Pond survey ref 10.12	0.00	1,000.00	0.0%
Pool & Clubhouse structure 10.36	8,500.00	10,000.00	85.0%
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	25,977.00	32,050.00	81.1%
Total Other Expense	25,977.00	32,050.00	81.1%
Net Other Income	-25,977.00	-32,050.00	81.1%
Net Income	45,881.27	41,530.00	110.5%