

STONEBROOKE OWNERS ASSOCIATION INC.
2023 Budget & Long-Range Plan

	MONTHLY BUDGET - 2023												TOTAL BUDGET
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	2023
Finance Charges	0	0	0	0	0	0	0	0	0	0	0	0	0
HOA Dues													
Prior Year Dues	0	0	0	0	0	0	0	0	0	0	0	0	0
Current Year Dues	228,800	0	0	0	0	0	0	0	0	0	0	0	228,800
Total HOA Dues	228,800	0	0	0	0	0	0	0	0	0	0	0	228,800
Interest Earned	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Lien Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Cards	0	0	0	0	0	0	0	0	0	0	0	0	0
	228,800	0	0	0	0	0	0	0	0	0	0	0	228,800
Annual Meeting	0	0	0	50	0	0	0	0	0	0	0	0	50
Bank Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Area Structures													
Common Area Structures - Repairs & Maintenance	0	0	0	0	2,000	0	0	0	0	2,000	0	0	4,000
Total Common Area Structures	0	0	0	0	2,000	0	0	0	0	2,000	0	0	4,000
HOA Management Fee	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	16,186
Insurance Expense	0	0	0	0	0	0	6,525	0	0	0	0	0	6,525
Landscaping and Groundskeeping													
Groundkeeping & Tree Removal- R&M	0	0	0	3,000	0	0	0	0	2,000	0	0	0	5,000
Holiday Lights	0	0	0	0	0	0	0	0	0	0	0	6,000	6,000
Irrigation Repair	0	0	0	1,000	0	1,000	0	0	500	0	0	0	2,500
Landscaping - R&M	0	1,000	1,000	1,000	1,000	1,000	0	0	0	1,000	1,000	0	7,000
Steel Fencing Replacement (Maint)	0	0	0	0	0	0	0	0	0	0	0	0	0
Mowing & Landscape Contract	5,089	5,089	5,089	5,089	5,089	5,597	5,597	5,597	5,597	5,597	5,597	5,597	64,625
Total Landscaping and Groundskeeping	5,089	6,089	6,089	10,089	6,089	7,597	5,597	5,597	8,097	6,597	6,597	11,597	85,125
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies / Printing	0	0	0	200	0	0	200	0	0	0	0	200	600
Pond Management													
Monthly Service	0	0	524	524	524	524	524	524	524	524	524	0	4,716
Repair & Maintenance	0	0	500	0	0	500	0	0	500	0	0	500	2,000
Total Pond Management	0	0	1,024	524	524	1,024	524	524	1,024	524	524	500	6,716
Pool and Clubhouse													
Chemicals & Supplies	0	0	688	688	688	688	688	688	688	688	0	0	5,500
Cleaning Services	80	80	80	80	300	300	300	300	120	120	120	120	2,000
Power Wash Deck				0									0
HVAC Maintenance Contract					200								200
License	0	0	0	75	100	0	0	0	0	0	0	0	175
Monthly Management	767	767	767	767	767	767	767	767	1,747	767	767	767	10,180
Pest Control	0	0	0	0	0	0	0	0	0	0	0	0	0
Remote Access Contract	0	0	0	0	600	0	0	0	0	0	0	0	600
Repair & Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Telephone Expense & Internet	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Trash Service / American Waste	33	33	33	33	33	33	33	33	33	33	33	33	400
Pool and Clubhouse - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Pool and Clubhouse	1,447	1,447	2,134	2,209	3,254	2,354	2,354	2,354	3,154	2,174	1,487	1,487	25,855
Postage and Delivery	0	0	330	0	0	0	330	0	0	0	0	340	1,000
Professional Fees													
Accountant	0	0	275	0	0	0	0	0	0	0	0	0	275
Professional Fees - Other	0	0	0	0	0	0	0	0	0	0	0	500	500
Total Professional Fees	0	0	275	0	0	0	0	0	0	0	0	500	775
Security System													
Security System - Repair & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Security System	50	50	50	50	50	50	50	50	50	50	50	50	600
Social Events													
Social Events (Food Trucks, Easter, Halloween, Christmas, Other)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Social Events	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Taxes													
Property	0	0	0	0	0	0	0	0	0	0	0	0	0
Taxes - Other	0	0	0	250	0	0	0	0	0	0	0	0	250
Total Taxes	0	0	0	250	0	0	0	0	0	0	0	0	250
Utilities													
Electric													
420 W 77TH #9583724080	328	328	328	328	328	328	328	328	328	328	328	328	3,934
420 W 77TH ST #95048393110	35	35	35	35	35	35	35	35	35	35	35	35	420
420 W 78TH Streetlights #950701	427	427	427	427	427	427	427	427	427	427	427	427	5,124
423 W 78TH ST #9549537353	63	63	63	63	63	63	63	63	63	63	63	63	756

STONEBROOKE OWNERS ASSOCIATION INC.
2023 Budget & Long-Range Plan

	MONTHLY BUDGET - 2023												TOTAL BUDGET
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	2023
611 W 77TH PL #9556149561	35	35	35	35	35	35	35	35	35	35	35	35	420
611 W 80TH ST Fount. #958651288	182	182	182	182	182	182	182	182	182	182	182	182	2,184
701 W 81ST GATEHOUSE #954319159	42	42	42	42	42	42	42	42	42	42	42	42	504
701 W 81ST UNIT A #9547493320	434	434	434	434	434	434	434	434	434	434	434	434	5,208
7818 S INDIAN AVE #9544873110	379	379	379	379	379	379	379	379	379	379	379	379	4,550
Electric - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Electric	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	23,100
Gas	70	70	70	70	70	70	70	70	70	70	70	70	834
Water, Trash, Sewer													
420 W 77TH ST	80	20	25	45	35	35	44	210	250	25	25	25	819
423 W 78TH	18	10	10	45	35	35	100	205	225	30	30	30	773
611 W 77TH PL	125	20	10	10	10	125	175	225	245	40	40	40	1,065
641 W 79TH ST	10	10	10	10	10	10	20	20	25	10	10	10	155
701 W 81ST ST	25	25	25	100	100	1,180	1,180	1,180	1,180	60	50	50	5,155
7818 S INDIAN AVE	280	110	125	175	100	325	450	413	450	135	130	130	2,823
Water, Trash, Sewer - Other	0	0	0	0	0	0	0	0	0	0	0	2,860	2,860
Total Water, Trash, Sewer	538	195	205	385	290	1,710	1,969	2,253	2,375	300	285	3,145	13,650
Utilities - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities	2,532	2,190	2,200	2,379	2,284	3,704	3,963	4,247	4,369	2,294	2,279	5,139	37,594
Website	17	17	17	17	17	17	17	17	17	17	17	17	204
Total Expenses	10,734	11,391	13,717	17,367	15,817	16,346	21,160	14,389	18,311	15,256	12,553	21,429	188,470
Operating Margin	218,066	(11,391)	(13,717)	(17,367)	(15,817)	(16,346)	(21,160)	(14,389)	(18,311)	(15,256)	(12,553)	(21,429)	40,330
Reserve/ Capital Improvements	0	0	0	0	0	0	0	0	0	0	0	85,500	85,500
	218,066	(11,391)	(13,717)	(17,367)	(15,817)	(16,346)	(21,160)	(14,389)	(18,311)	(15,256)	(12,553)	(106,929)	(45,170)

from Capital Projects
check figure - should be zero

(45,170)

0

**Stonebrooke Capital (Reserve) Project
20 Year Plan**

	8%	14%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	
	\$ 700	\$ 800	\$ 824	\$ 849	\$ 874	\$ 900	\$ 927	\$ 955	\$ 984	\$ 1,013	\$ 1,044	\$ 1,075	\$ 1,107	\$ 1,141	\$ 1,175	\$ 1,210	\$ 1,246	\$ 1,284	\$ 1,322	\$ 1,362	\$ 1,403	
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Reference ID	Forecast									Projection												Comments
Revenue (\$50 increase 2022 and every 5 years)	201,824	228,800	235,664	242,734	250,016	257,516	265,242	273,199	281,395	289,837	298,532	307,488	316,713	326,214	336,001	346,081	356,463	367,157	378,172	389,517	391,383	
Annual Operating/Maintenance Expense (3% COU per year)	(164,455)	(188,478)	(193,818)	(197,762)	(202,528)	(211,184)	(221,875)	(227,096)	(232,600)	(242,416)	(248,351)	(254,463)	(260,759)	(267,243)	(273,933)	(280,862)	(289,248)	(299,647)	(307,164)	(310,814)		
Operating Income	37,369	40,320	42,846	45,031	47,488	46,332	48,939	51,624	54,389	57,237	56,116	59,137	62,250	65,455	68,767	67,697	71,200	74,809	78,325	82,353	71,569	

Capital (Reserve) Project by Category

Masonry Fence & Guard Houses																								
Masonry Fence Relocation (includes items below)		(10,000)	(125,000)																		(125,000)	Assumes 1,000 feet initially with assessments each 10 years		
Guard House Abandonment	10.3																							
Guard House (W 77th)	10.7																							
Monument Maint - W 78th	5.6																							
Monument Maint - W 77th	10.4																							
Monument Maint - Houston Ave	10.1																							
Wells / Ornamental Fencing																								
Metal Fencing - Main (Storm detention outfall)	10.9													(6,000)										
South Elwood Fence - 78th entrance		(2,252)																				(6,197)		
Basketball Fencing replacement	29.58																					(25,370)		
Ponds, Fountains, and Creeks																								
Pond Survey	10.12																							
Lake Dredging	30.13																					(1,806)	will determine dredging need after 2027 survey	
Grading by Tula Hills (Use task force to share expense with Tula Hills)																						(1,207,743)	cut in half from assessment as not all ponds would require same amount of work	
Creek Erosion Contingency	25.23				(28,556)																		(69,038)	Includes creek erosion to the north of clubhouse & clearing and grading between west fence and Sam's/Tula Hills, and overall creek erosion
Walking paths																								
Concrete walking path replacement	30.16																						(13,065)	
Asphalt Walking Path - River Trail	8.16																							
Asphalt Walking Path - Overly	15.17				(29,000)																		(5,427)	
Misc Structures																								
Park Bench	15.18																						(6,462)	
Pedestrian Bridge Main (B1st)	6.19	(8,000)	(3,000)																					
Pedestrian Bridge Station	24.20	(8,000)	(3,000)																				(14,586)	Subject to change pending City of Tula (20,748). Phase 2 pedestrian bridge & ponds 12 pedestrian bridge
Wood Bridge Cover Maintenance	10.21																						(2,000)	does not include roof
Bridge Renovation - West Maintenance	15.22																						(12,876)	
Pool & Clubhouse structural settlement	make & use	(8,500)																					(15,126)	
Clubhouse Shingle Roof Replacement	30.38																						(8,395)	
Park Furniture	15.50				(5,784)																			
Park Signage	8.52																						(10,887)	
Pool																								
Pool replaster, coping & tile	10.24																						(34,336)	
Pool Deck	10.25																						(25,000)	
Pool Steel Fencing Maint	10.26																						(3,097)	
Pool Steel Fencing Replacement	30.27																						(30,644)	
Pool Equipment/Fencing	30.28																						(1,544)	
Pool Furniture	6.29																						(16,000)	
Pool Shade Structure & Shade	15.30																						(4,268)	
Pool Shade Structure & Shade	15.31																						(9,189)	wood privacy fence. Maintenance item starting in 2025 (Ref annual operating budget)
Pool pumps	5.32																						(2,413)	Two original shade structures installed in 2011
Pool Filter	22.33																						(8,849)	subsequent shade structure installed in 2019
Pool Tile Replacement	20.35																						(10,533)	
Winter Pool Cover	20.35																						(14,652)	
Clubhouse Interior & Maintenance																								
Water Heater	16.34																						(2,866)	
Security Cameras	8.28																						(2,500)	
Clubhouse Center Interior Maint	10.42																						(2,897)	
Security Lock System	10.41																						(4,600)	
Clubhouse MPKZ Renovation (Restrooms)	18.42																						(3,066)	
Clubhouse Restroom Partition	20.43																						(5,267)	
Clubhouse AC replacement	12.44																						(4,317)	
Clubhouse Appliances	15.45																						(4,000)	
Clubhouse Cabinets Replacement	30.46																						(1,520)	
Clubhouse counter top Replacement	18.47																						(8,091)	
CLUBHOUSE EXTERIOR FURNITURE																								
CLUBHOUSE and POOL EXTERIOR WIND SAIL																							(13,000)	
Clubhouse Restroom and Bay/Pool finishes																							(10,000)	
Sports & Recreation																								
Play Equipment	20.49																						(1,475)	
Play Area rubber mulch	8.51																						(7,195)	
Basketball striping/pickleball addition	4.55																						(6,702)	
Basketball Backboard	15.56																						(1,751)	
Landscape & Irrigation																								
CLUBHOUSE LANDSCAPE REFRESH																							(12,000)	
B1st St LANDSCAPE REFRESH																							(25,000)	
Landscape - Complete redesign of beds																							(5,500)	
																							(8,719)	
																							(7,790)	

Reserve Projects	(28,977)	(65,590)	(165,617)	(89,829)	(34,782)	(13,834)	(13,665)	(86,188)	(62,444)	(18,533)	(149,335)	-	(21,724)	(140,278)	-	(6,558)	(37,554)	(178,429)	(71,619)	(69,598)	(169,630)
Total Dollars Spent per Year (Cash Outflow)	(203,432)	(273,976)	(358,635)	(257,531)	(237,310)	(225,008)	(229,368)	(307,764)	(279,450)	(243,133)	(391,752)	(248,351)	(276,186)	(401,037)	(267,243)	(284,941)	(322,816)	(470,778)	(370,662)	(367,762)	(489,444)
Cash Inflow (Outflow) per Year	(1,698)	(65,179)	(125,971)	(14,788)	12,766	32,508	35,874	(14,084)	1,845	46,764	(85,220)	59									