

**Stonebrook HOA
Proposed 2021 Budget**

	2022 Approved Budget	2021 Approved Budget	2021 Actual
Income			
Dues for 164 Homeowners	\$ 41,225.00	\$ 41,225.00	\$ 41,530.00
Transfer Fees			\$ 800.00
Total Income	\$ 41,225.00	\$ 41,225.00	42,330.00
Office Expenses, Web, Storage unit			
Office Expenses	\$ 800.00	\$ 800.00	\$ 820.00
Quickbook fees	\$ 660.60	\$ 600.00	\$ 572.52
Welcome Baskets	\$ -	\$ 300.00	\$ -
Meeting room rental at Green Gables	\$ 50.00	\$ 50.00	\$ -
Web page fees	\$ -	\$ -	\$ -
Storage Unit	\$ 696.00	\$ 660.00	\$ 651.00
Total : Office Expenses, Web, Storage	\$ 2,206.60	\$ 2,410.00	\$ 2,043.52
Social Events	\$ 1,000.00	\$ 1,000.00	\$ 661.23
Total: Social Events	\$ 1,000.00	\$ 1,000.00	\$ 661.23
Utilities			
Electricity	\$ 8,700.00	\$ 7,600.00	\$ 8,352.00
Water	\$ 1,800.00	\$ 1,300.00	\$ 1,706.00
Total Utilities	\$ 10,500.00	\$ 8,900.00	\$ 10,058.00
Grounds Maintenance			
Maintenance	\$ 10,800.00	\$ 10,800.00	\$ 10,386.00
Pump Replacement	\$ 2,000.00	\$ 2,000.00	\$ -
Irrigation and Elect Repairs	\$ 500.00	\$ 1,000.00	\$ 546.41
Irrigation backflow test	\$ 400.00	\$ 400.00	\$ 360.00
Total Grounds	\$ 13,700.00	\$ 14,200.00	\$ 11,292.41
Upgrades: Grounds			
Major Projects -	\$ 6,000.00		\$ -
Additional plants for common areas	\$ 200.00	\$ 500.00	\$ -
Mulch Spraying	\$ 2,000.00	\$ 2,000.00	\$ 2,922.00
Total Upgrades	\$ 8,200.00	\$ 2,500.00	\$ 2,922.00
FEES, INSUR & TAXES			
Audit Fee- Accountant	\$ 1,000.00	\$ 1,000.00	\$ -
Insurance-Liberty Mutual	\$ 3,800.00	\$ 4,000.00	\$ 3,598.00
Reimbursement			\$ (1,271.00)
Legal Fees	\$ 200.00	\$ 2,000.00	\$ 41.25
Tax	\$ -	\$ -	\$ (2,516.77)
TOTAL FEES	\$ 5,000.00	\$ 7,000.00	\$ (148.52)
TOTAL OPERATING EXPENSE	\$ 40,606.60	\$ 36,010.00	\$ 26,828.64
OPERATING INCOME	\$ 41,225.00	\$ 41,225.00	\$ 42,330.00
Estimated Net (or Loss)	\$ 618.40	\$ 5,215.00	\$ 15,501.36
Checking Account Jan 1	\$ 20,439.44	\$ 4,938.08	\$ 4,938.08
Checking Account Dec 31	\$ 21,057.84	\$ 10,153.08	\$ 20,439.44
Capital Improvements			
Additional Street Lights	\$ 18,000.00		
Upgrade Street Lights	\$ 8,100.00		
TOTAL CAPITAL IMPROVEMENTS	\$ 26,100.00	\$ -	\$ -
Interest	\$ 5.00	\$ 5.60	\$ 5.70
Saving Account Jan 1	\$ 62,362.16	\$ 62,356.47	\$ 62,356.46
Saving Account Dec 31	\$ 36,272.86	\$ 62,356.47	\$ 62,362.16
Total Funds Dec 31	\$ 57,330.70	\$ 72,509.55	\$ 82,801.60

**Stonebrook HOA
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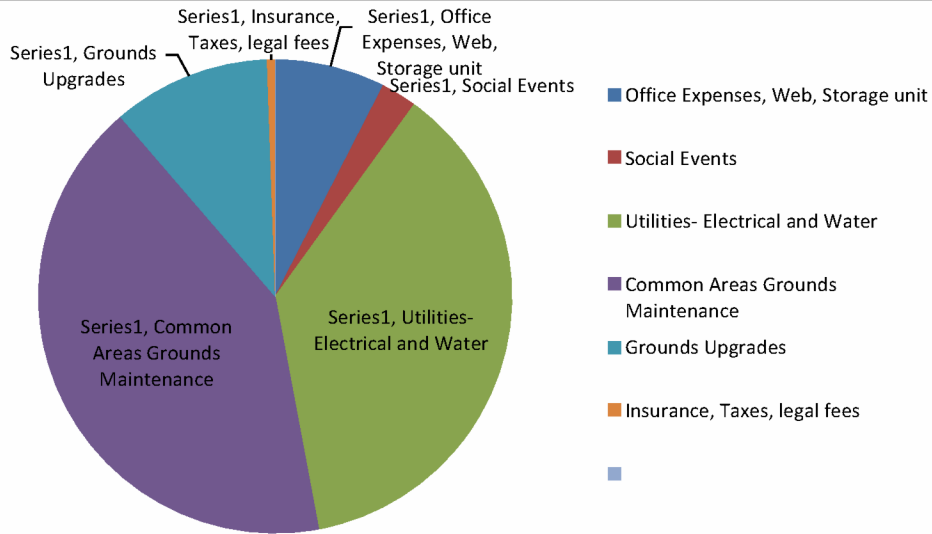
2022 Budget Development Notes
\$250 per homeowner * 165 homeowners
Transfer Fees
Increased fee for using Quickbooks
Annual Meeting @ Green Gables
web page paid for 5 years in 2018, so no cost for 2022
\$58 per month * 12 months (increased in Sep 2021)
Slight Increase to account for higher electrical fees in future, pond pumps ran all year.
Assumed \$900/month *12 months - small increase from 2020
Assume one pump replacement
Based on Actuals for this year
Added 4/1/2022
New, requested by Landscape committee
Assume 5% increase from this year
Mailbox Replacement Reimbursement
Less fees since we did not have to file liens
Tax Refund + Interest
Two additional Street Lights, 49th Ave S & SW 330th St and SW 329th Way & 50th Pl SW
Upgrade nine present street lights to LED

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2021 Actual

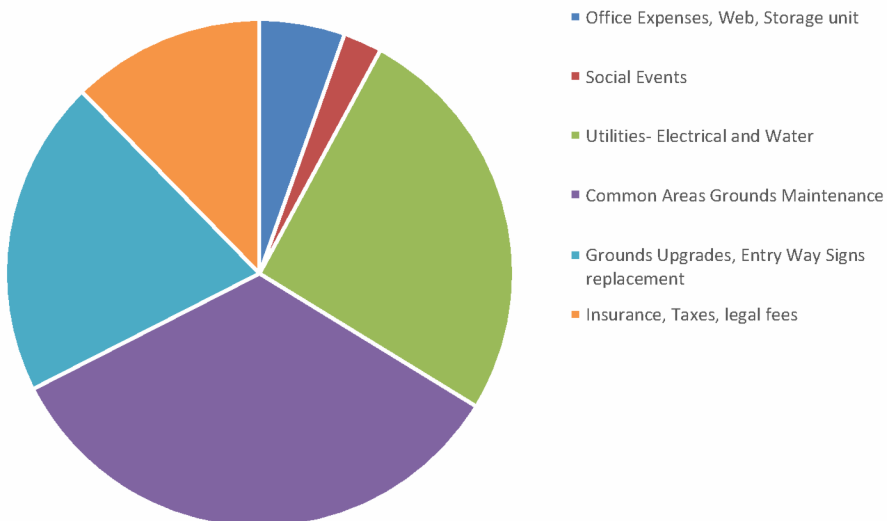
Office Expenses, Web, Storage unit	\$2,043.52
Social Events	\$661.23
Utilities- Electrical and Water	\$10,058.00
Common Areas Grounds Maintenance	\$11,292.41
Grounds Upgrades	\$2,922.00
Insurance, Taxes, legal fees	-\$148.52



2022 Proposed

Office Expenses, Web, Storage unit	\$2,206.60
Social Events	\$1,000.00
Utilities- Electrical and Water	\$10,500.00
Common Areas Grounds Maintenance	\$13,700.00
Grounds Upgrades, Entry Way Signs replacement	\$8,200.00
Insurance, Taxes, legal fees	\$5,000.00

2022 Proposed



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Budget 2022

Office Supplies, Web fees storage unit	\$2,206.60
Social Events	\$1,000.00
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Common Areas Grounds Maintenance	\$13,700.00
Grounds Upgrades	\$8,200.00
Insurance, Taxes, legal fees	\$5,000.00

\$40,606.60

Office Supplies, Web fees storage unit	\$2,206.60
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Budget **Actuals** monthly

Quickbooks is assessing a 1% fee	Jan	183.88	289.88	289.88
for online payments	Feb	367.77	1230.78	940.90
P.O. Box Renewal	Mar	551.65	1685.92	455.14
	Apr	735.53	1798.97	113.05
	May	919.42	1912.02	113.05
	Jun	1103.30	2132.82	220.80
	Jul	1287.18	2369.13	236.31
	Aug	1471.07	2487.69	118.56
Storage Fee increases to \$63	Sep	1654.95	2671.57	183.88
	Oct	1838.83	2855.46	183.88
	Nov	2022.72	3039.34	183.88
	Dec	2206.60	3223.22	183.88

Social Events	\$1,000.00
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Jun	500.00	0.00	0.00
Jul	583.33	0.00	0.00
Aug	666.67	0.00	0.00
Sep	750.00	83.33	83.33
Oct	833.33	166.67	83.33
Nov	916.67	250.00	83.33
Dec	1000.00	333.33	83.33

Utilities- Electrical and Water	\$10,500.00
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	Jan	875.00	735.72	735.72
	Feb	1750.00	1496.56	760.84
Both Ponds pumps failed in Febuary	Mar	2625.00	2014.23	517.67
	Apr	3500.00	2300.22	285.99
	May	4375.00	2573.85	273.63
	Jun	5250.00	2835.56	261.71
	Jul	6125.00	3080.47	244.91
	Aug	7000.00	3404.19	323.72
	Sep	7875.00	4279.19	875.00
	Oct	8750.00	5154.19	875.00
	Nov	9625.00	6029.19	875.00

Dec	10500.00	6904.19	875.00
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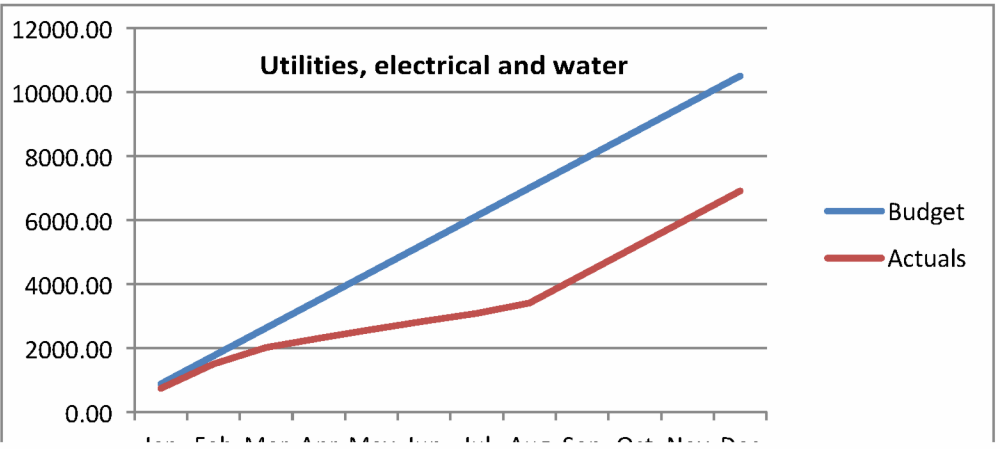
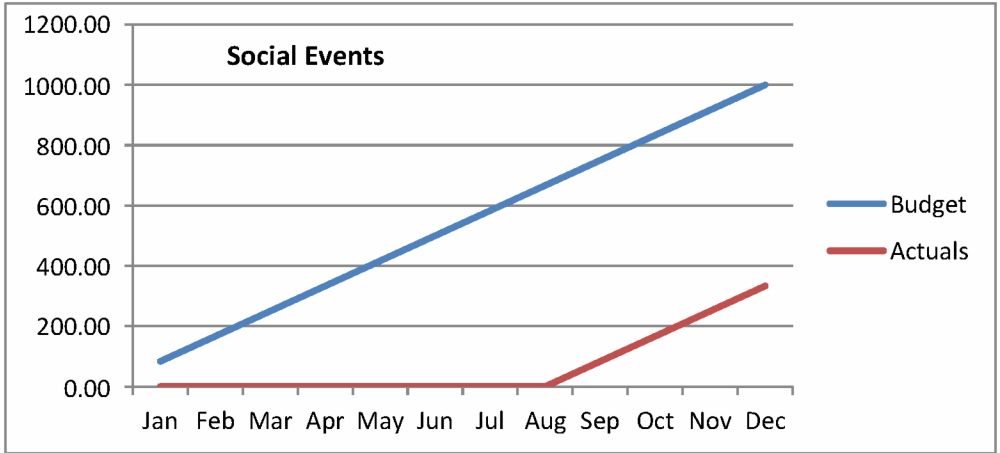
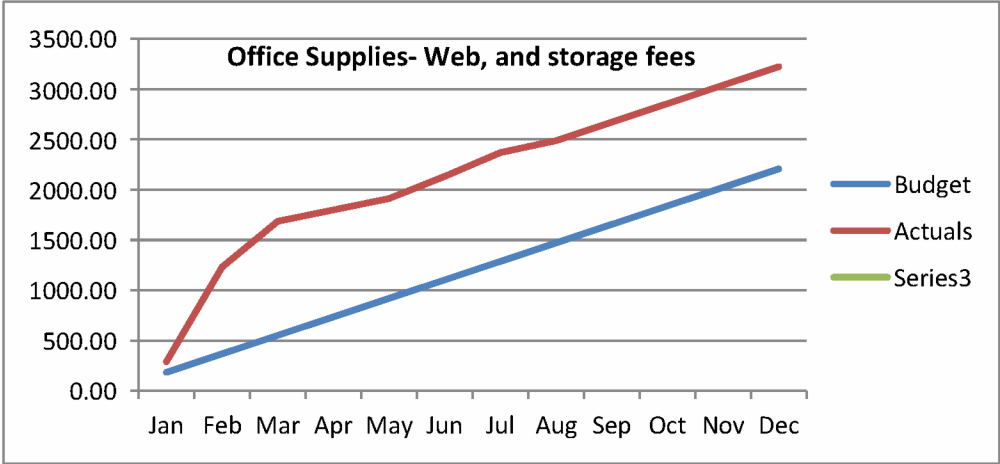
Common Areas Grounds Maintenance		Budget	Actuals	monthly
	Jan	1141.67	880.80	880.80
	Feb	2283.33	1761.60	880.80
	Mar	3425.00	2642.40	880.80
	Apr	4566.67	3523.20	880.80
	May	5708.33	4404.00	880.80
	Jun	6850.00	5305.45	901.45
Backflow testing	Jul	7991.67	6668.36	1362.91
	Aug	9133.33	7591.27	922.91
	Sep	10275.00	8732.94	1141.67
	Oct	11416.67	9874.60	1141.67
	Nov	12558.33	11016.27	1141.67
	Dec	13700.00	12157.94	1141.67

Capital Improvements		Budget	Actuals	monthly
	Jan	683.33	0.00	0.00
	Feb	1366.67	0.00	0.00
Hoyt Rd Light Assesment	Mar	2050.00	1376.19	1376.19
Hoyt Rd Light Deposit	Apr	2733.33	3848.97	2472.78
Hoyt Rd Light Payment	May	3416.67	6321.75	2472.78
	Jun	4100.00	6321.75	0.00
North pond pump replacement	Jul	4783.33	9543.61	3221.86
	Aug	5466.67	9543.61	0.00
	Sep	6150.00	10226.94	683.33
	Oct	6833.33	10910.28	683.33
	Nov	7516.67	11593.61	683.33
	Dec	8200.00	12276.94	683.33

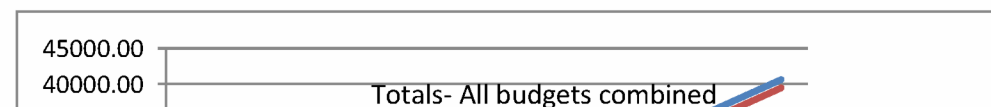
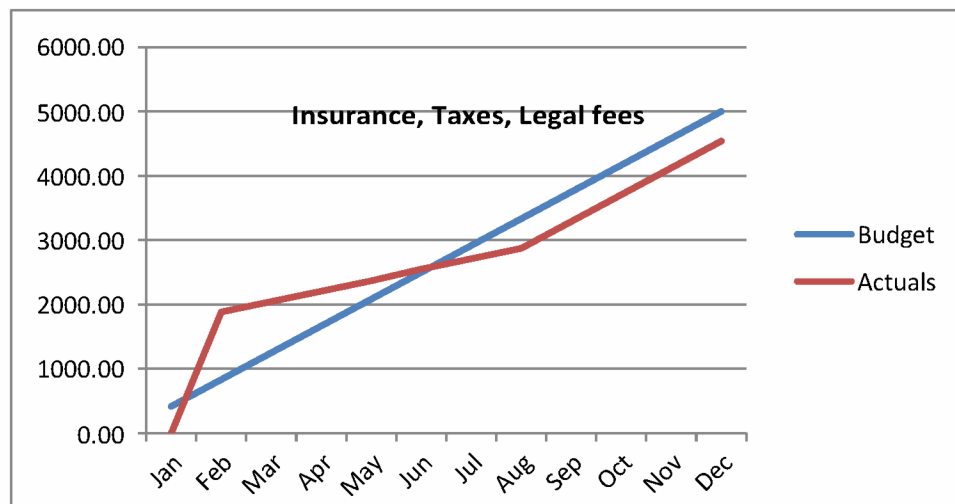
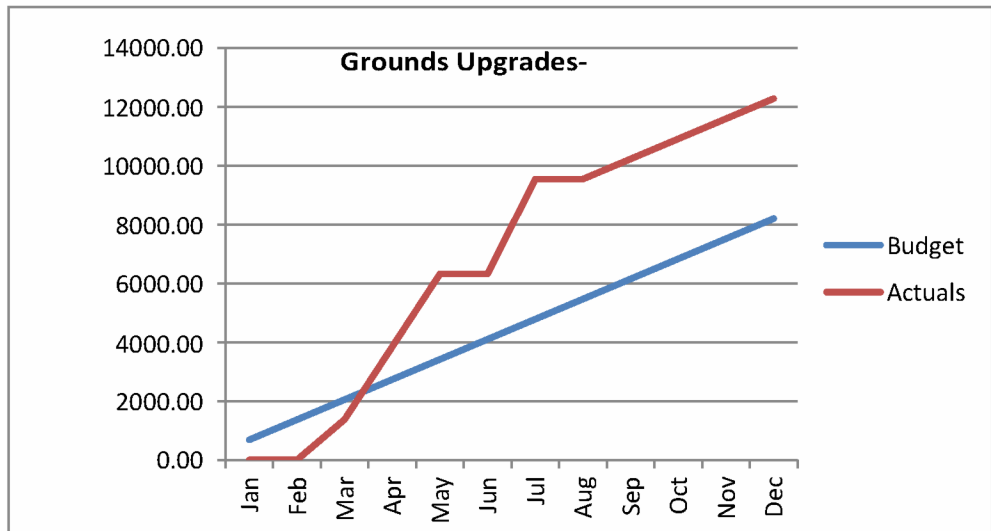
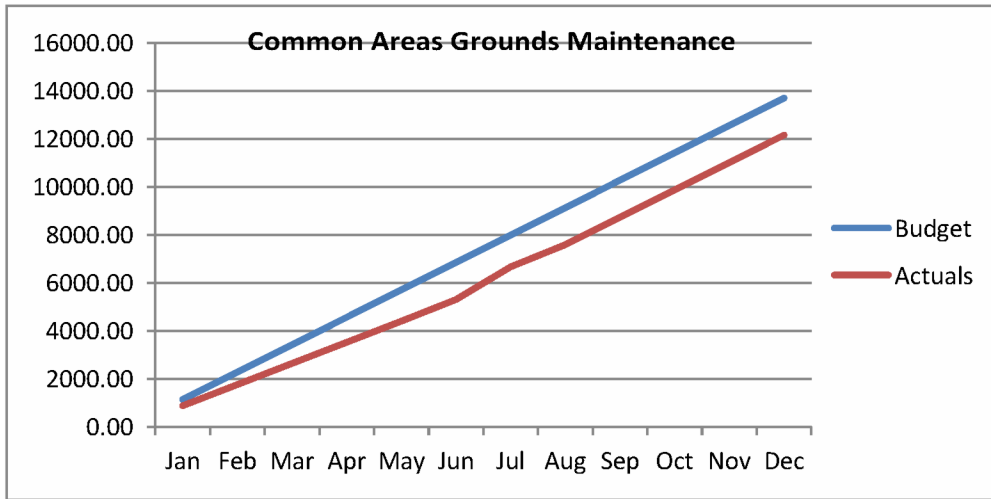
Insurance, Taxes, legal fees		Budget	Actuals	monthly
	Jan	416.67	0.00	0.00
	Feb	833.33	1884.00	1884.00
	Mar	1250.00	2045.50	161.50
	Apr	1666.67	2207.00	161.50
	May	2083.33	2368.50	161.50
WA SoS	Jun	2500.00	2550.00	181.50
	Jul	2916.67	2711.50	161.50
	Aug	3333.33	2873.00	161.50
	Sep	3750.00	3289.67	416.67
	Oct	4166.67	3706.33	416.67
	Nov	4583.33	4123.00	416.67
	Dec	5000.00	4539.67	416.67

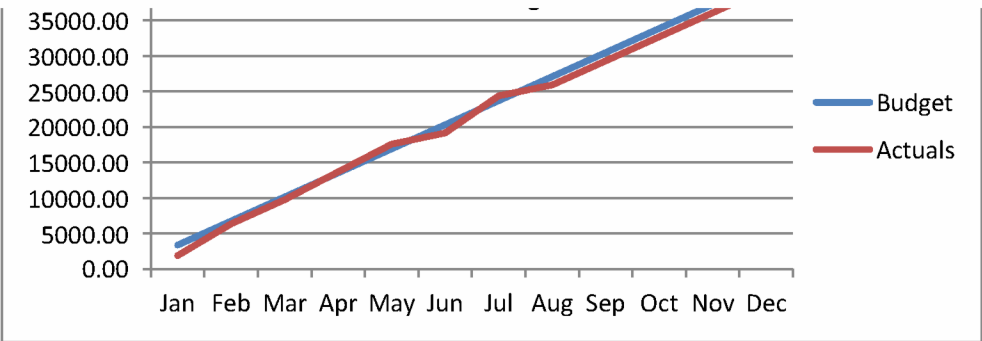
Summary- All together.		Budget	Actuals	monthly
	Jan	3383.88	1906.40	1906.40
	Feb	6767.77	6372.94	4466.54

Mar	10151.65	9764.24	3391.30
Apr	13535.53	13678.36	3914.12
May	16919.42	17580.12	3901.76
Jun	20303.30	19145.58	1565.46
Jul	23687.18	24373.07	5227.49
Aug	27071.07	25899.76	1526.69
Sep	30454.95	29283.64	3383.88
Oct	33838.83	32667.53	3383.88
Nov	37222.72	36051.41	3383.88
Dec	40606.60	39435.29	3383.88



Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec





Stone Brook Home Owners Associa3on
Annual Meeting Agenda
12/6/2022

1. Call Meeting to Order – President

2. Review/Approval of Last Meeting Minutes

3. Officer Reports:

- **Treasurer Report-**

Bank of America - Checking- \$8291.65, Saving - \$62,368.39, QuickBooks Checking - \$9,201.14, as of 12/05/2022.

Annual dues have been paid by 163 of 164 homeowners, leaving 1 (Jordan & Kameron Wallace) yet to pay. Follow up reminder letter and email will be sent next week, adding a late payment fee of 1%

- Presentation of Proposed 2023 Budget.

- **Secretary-** Review communications taken, , previous meeting minutes.

4. Committee Reports:

- **ACC Committee-** 16 ACC applications were approved, 3 Roofs, 6 Repaints, 2 Solar Panel installations, 2 Fence repairs, one window one shed and one landscaping project.

- **Landscape Committee-** Replaced North Entrance Light, replaced both Pond pumps

- **Social Committee –**

- **Neighborhood Watch –** Three Mailboxes were stolen/damaged

5. Neighborhood Reports:

- Walk throughs and violations - 7 Letters went out

6. Old Business: (President tracks all old business in action items)

7. New business:

- 6 New Residents (moving in/moving out)
- Christmas Light Contest
- Election of new Board member(s).

8. Review action items open and closed (President maintains list)

- PSE upgrade and installation of street lights

9. Next Meeting Planning - Tuesday, Jan 10th

10. Adjourn meeting

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Common Areas Grounds Maintenance	\$13,700.00
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	Jul	6125.00	3710.56	875.00
	Aug	7000.00	4585.56	875.00
	Sep	7875.00	5460.56	875.00
	Oct	8750.00	6335.56	875.00
	Nov	9625.00	7210.56	875.00

Dec	10500.00	8085.56	875.00
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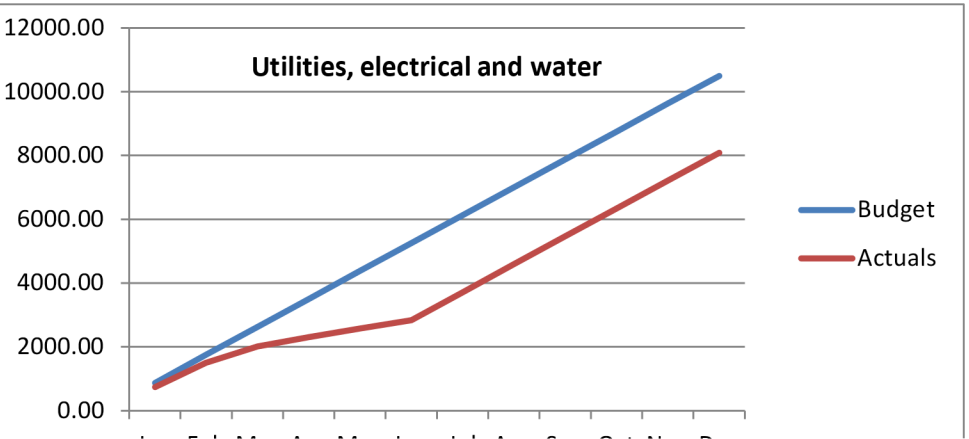
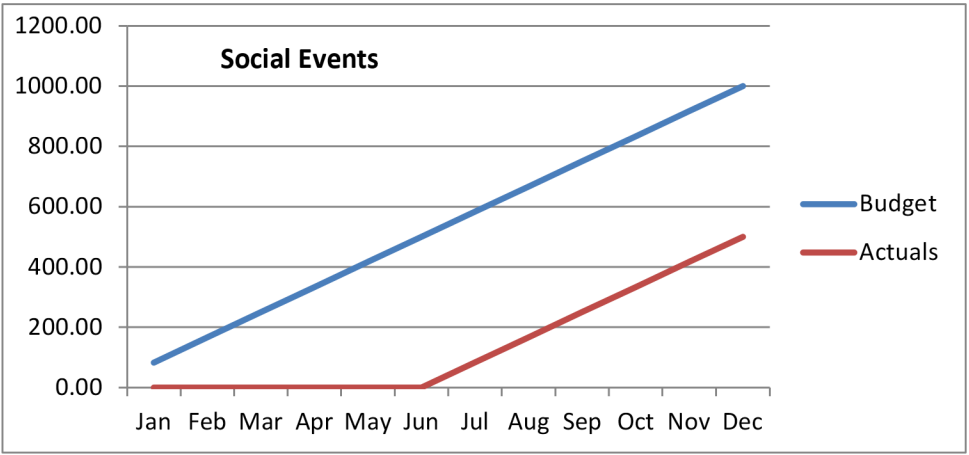
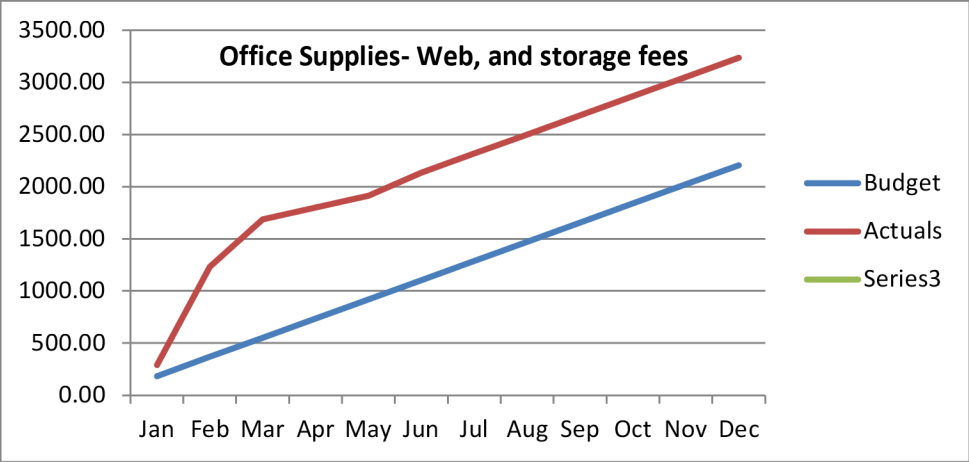
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	Jul	7991.67	6447.12	1141.67
	Aug	9133.33	7588.78	1141.67
	Sep	10275.00	8730.45	1141.67
	Oct	11416.67	9872.12	1141.67
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	Jun	4100.00	6321.75	0.00
	Jul	4783.33	7005.08	683.33
	Aug	5466.67	7688.42	683.33
	Sep	6150.00	8371.75	683.33
	Oct	6833.33	9055.08	683.33
	Nov	7516.67	9738.42	683.33
	Dec	8200.00	10421.75	683.33

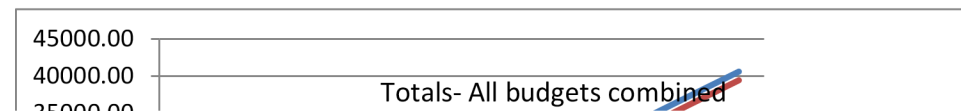
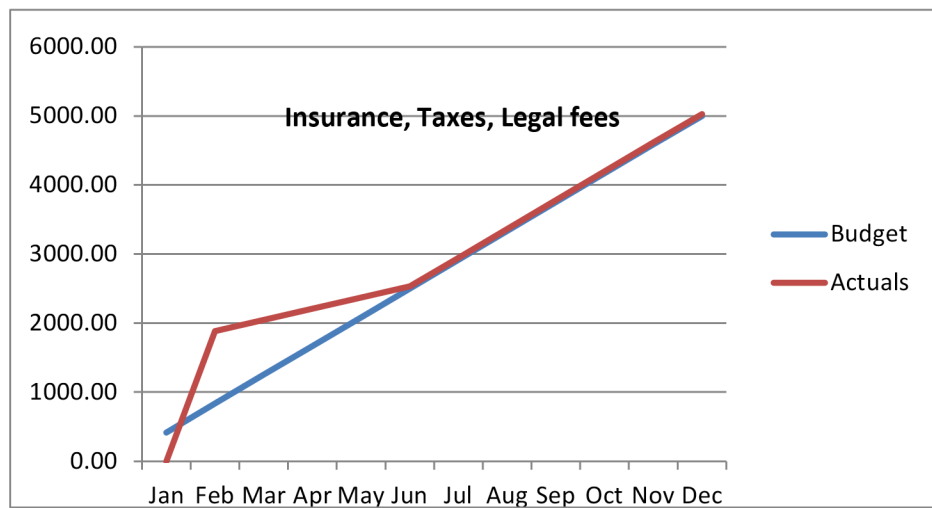
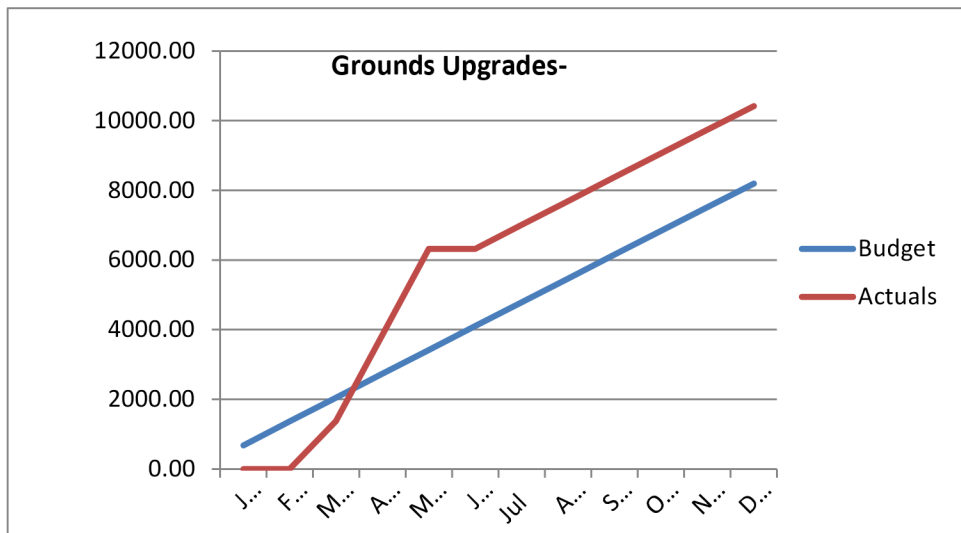
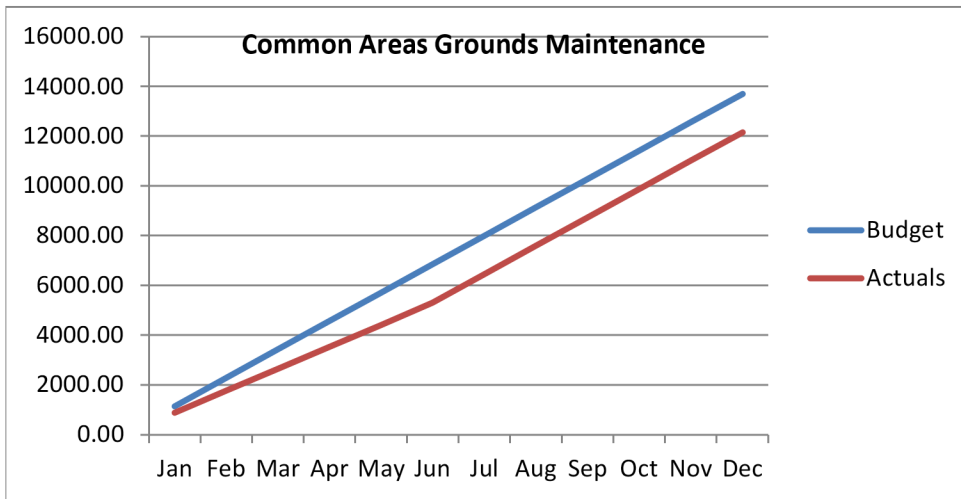
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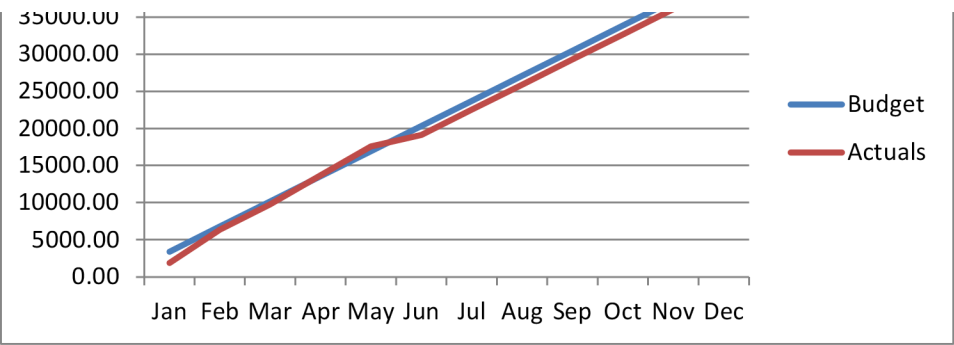
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	Sep	7875.00	5460.56	875.00
	Oct	8750.00	6335.56	875.00
	Nov	9625.00	7210.56	875.00

Dec	10500.00	8085.56	875.00
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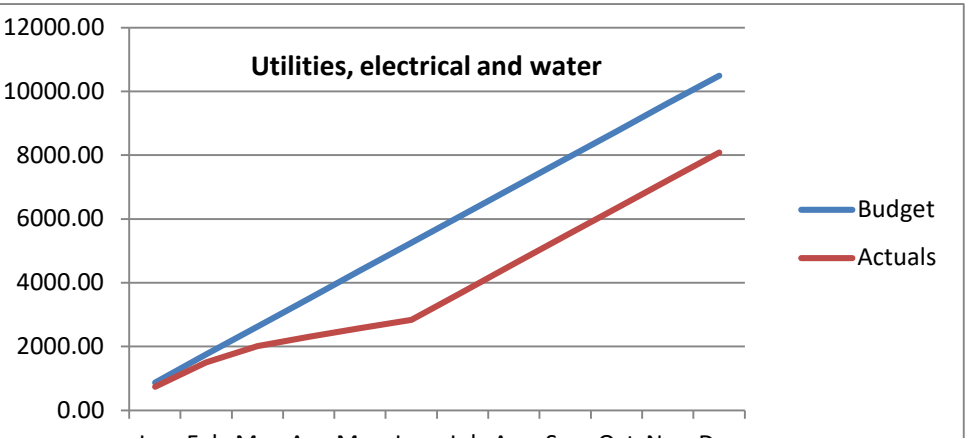
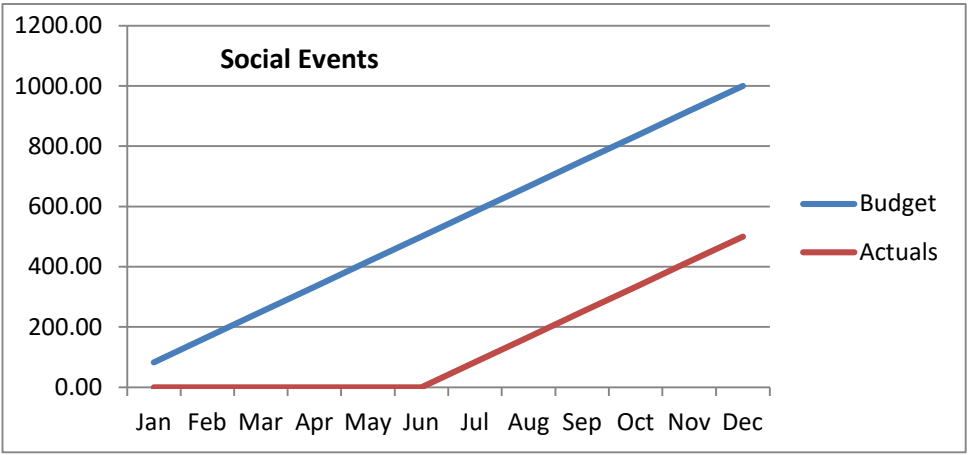
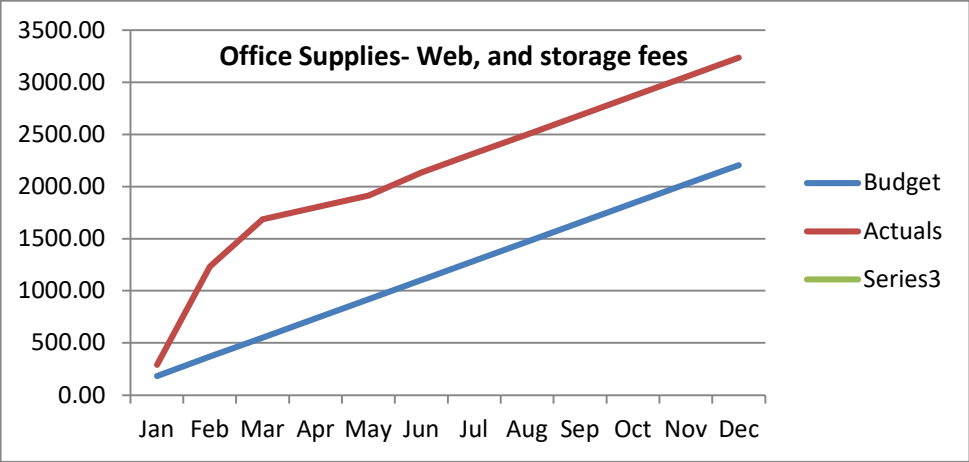
Common Areas Grounds Maintenance		Budget	Actuals	monthly
	\$13,700.00			
	Jan	1141.67	880.80	880.80
	Feb	2283.33	1761.60	880.80
	Mar	3425.00	2642.40	880.80
	Apr	4566.67	3523.20	880.80
	May	5708.33	4404.00	880.80
	Jun	6850.00	5305.45	901.45
	Jul	7991.67	6447.12	1141.67
	Aug	9133.33	7588.78	1141.67
	Sep	10275.00	8730.45	1141.67
	Oct	11416.67	9872.12	1141.67
	Nov	12558.33	11013.78	1141.67
	Dec	13700.00	12155.45	1141.67

Capital Improvements		Budget	Actuals	monthly
	\$8,200.00			
	Jan	683.33	0.00	0.00
	Feb	1366.67	0.00	0.00
Hoyt Rd Light Assesment	Mar	2050.00	1376.19	1376.19
Hoyt Rd Light Deposit	Apr	2733.33	3848.97	2472.78
Hoyt Rd Light Payment	May	3416.67	6321.75	2472.78
	Jun	4100.00	6321.75	0.00
	Jul	4783.33	7005.08	683.33
	Aug	5466.67	7688.42	683.33
	Sep	6150.00	8371.75	683.33
	Oct	6833.33	9055.08	683.33
	Nov	7516.67	9738.42	683.33
	Dec	8200.00	10421.75	683.33

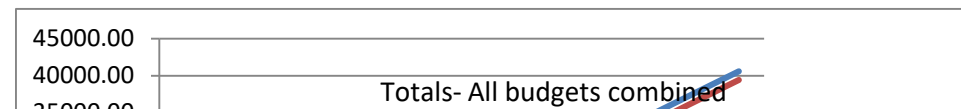
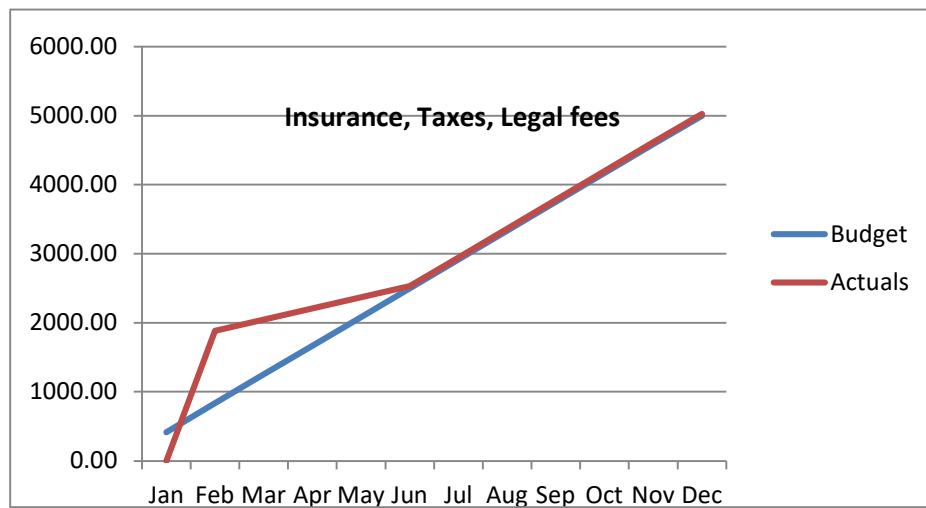
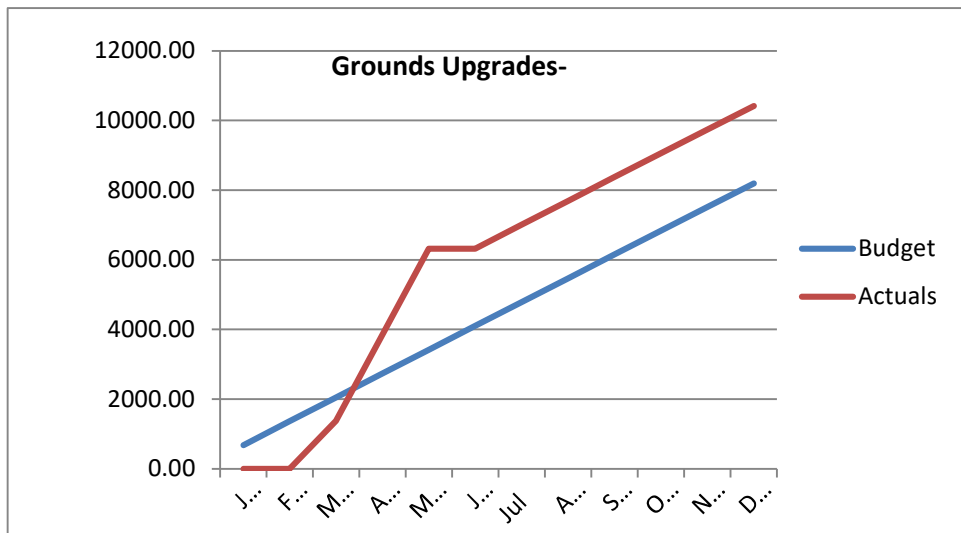
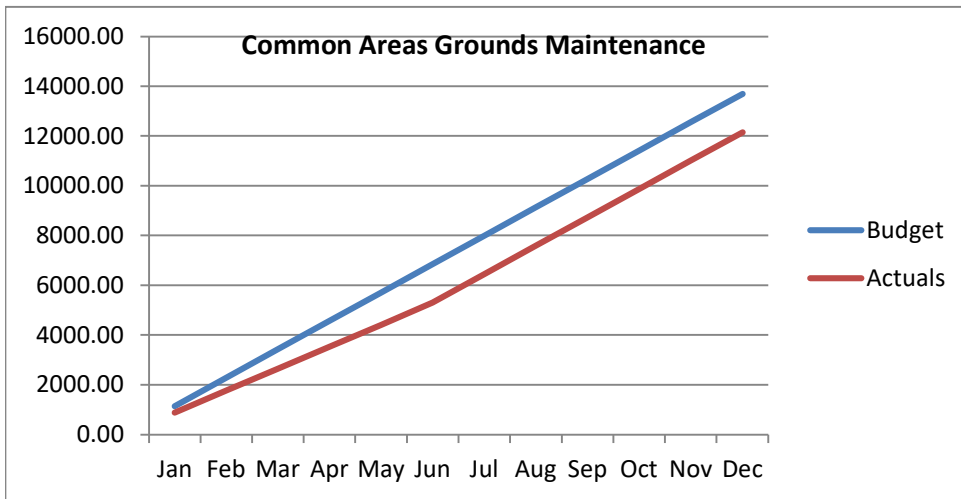
Insurance, Taxes, legal fees		Budget	Actuals	monthly
	\$5,000.00			
	Jan	416.67	0.00	0.00
	Feb	833.33	1884.00	1884.00
	Mar	1250.00	2045.50	161.50
	Apr	1666.67	2207.00	161.50
	May	2083.33	2368.50	161.50
WA SoS	Jun	2500.00	2530.00	161.50
	Jul	2916.67	2946.67	416.67
	Aug	3333.33	3363.33	416.67
	Sep	3750.00	3780.00	416.67
	Oct	4166.67	4196.67	416.67
	Nov	4583.33	4613.33	416.67
	Dec	5000.00	5030.00	416.67

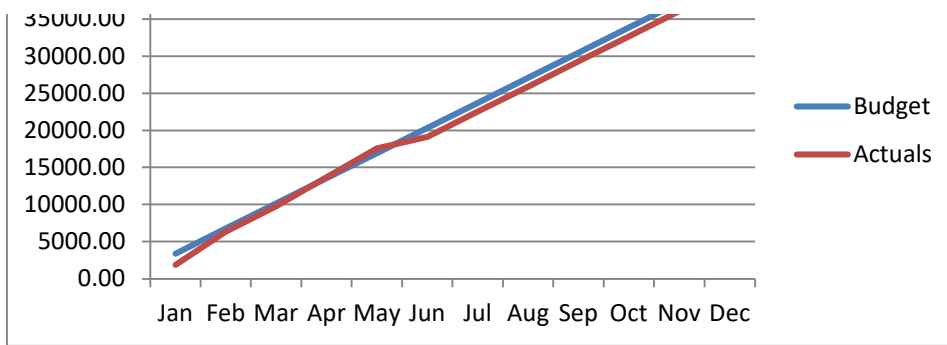
Summary- All together.		Budget	Actuals	monthly
	\$40,606.60			
	Jan	3383.88	1906.40	1906.40
	Feb	6767.77	6372.94	4466.54

Mar	10151.65	9764.24	3391.30
Apr	13535.53	13678.36	3914.12
May	16919.42	17580.12	3901.76
Jun	20303.30	19125.58	1545.46
Jul	23687.18	22509.46	3383.88
Aug	27071.07	25893.35	3383.88
Sep	30454.95	29277.23	3383.88
Oct	33838.83	32661.11	3383.88
Nov	37222.72	36045.00	3383.88
Dec	40606.60	39428.88	3383.88



Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec





Stone Brook Home Owners Association

Monthly Report

1/11/2022

1. Treasurer Report-

- Checking- \$27,357.70, Saving - \$62,362.69, as of 1/11/2022.
- Invoices, newsletter and budget presentation were sent out after XMas.
- Annual dues have been paid by 47 of 165 homeowners
- We ended 2021 with a surplus due to tax penalty refund (\$2866.77), insurance reimbursement for mailbox replacement (\$1271.00), no pump replacement (\$2000.00), and, due to Covid-19, no membership meeting/parties (\$1000).

2. Neighborhood Reports:

- Walk throughs and violation letters

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- None
- **New Homeowners** Xuan and Lu Li bought the O'Brien home at 33221 47th Ave SW
- **Landscape Committee-**
Working with PSE for street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, including one loss..
- **Neighborhood Watch** – None reported.

4. Old Business:

- None

5. New business:

- Replacement for Dan Suk as vice-president, since he resigned.

6. Next Meeting Planning – Feb 8th

Stone Brook Home Owners Association
Monthly Report
2/07/2022

1. Treasurer Report-

- Checking- \$40,958.58, Saving - \$62,363.22, as of 2/06/2022.
- Annual dues have been paid by 93 of 165 homeowners
- Please note that Quickbooks is now charging a 1% fee for online payments.

2. Neighborhood Reports:

- Walk throughs and violation letters

Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- None
- **New Homeowners** - None
- **Landscape Committee-** Working with PSE for street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, including one loss.
After running for almost 5 years, the South Pond pump appears to have failed. Replacement will have to wait for warmer weather.
- **Social Committee** – The Xmas lighting Contest went well, with good participation, though the voting was light. The winners were:
 - 1. Tim & Debbie Roberts
 - 2. Kirk & Amy Westrick
 - 3. Roman & Liana Cherneychuk
- **Neighborhood Watch** – None reported.

3. Old Business: Replacement for Dan Suk as vice-president, since he resigned.

4. New business:

5. Next Meeting/Report Planning – Mar 8th

Budget 2021

Office Supplies, Web fees storage unit	\$2,206.60
Social Events	\$1,000.00
Utilities- Electrical and Water	\$10,500.00
Common Areas Grounds Maintenance	\$13,700.00
Grounds Upgrades	\$2,200.00
Insurance, Taxes, legal fees	\$5,000.00

\$34,606.60

Office Supplies, Web fees storage unit	\$2,206.60
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Quickbooks is assessing a 1% fee
for online payments

	Budget	Actuals	monthly
Jan	183.88	186.37	186.37
Feb	367.77	370.25	183.88
Mar	551.65	554.14	183.88
Apr	735.53	738.02	183.88
May	919.42	921.90	183.88
Jun	1103.30	1105.79	183.88
Jul	1287.18	1289.67	183.88
Aug	1471.07	1473.55	183.88
Sep	1654.95	1657.44	183.88
Oct	1838.83	1841.32	183.88
Nov	2022.72	2025.20	183.88
Dec	2206.60	2209.09	183.88

Social Events	\$1,000.00
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	Budget	Actuals	monthly
Jan	83.33	0.00	0.00
Feb	166.67	83.33	83.33
Mar	250.00	166.67	83.33
Apr	333.33	250.00	83.33
May	416.67	333.33	83.33
Jun	500.00	416.67	83.33
Jul	583.33	500.00	83.33
Aug	666.67	583.33	83.33
Sep	750.00	666.67	83.33
Oct	833.33	750.00	83.33
Nov	916.67	833.33	83.33
Dec	1000.00	916.67	83.33

Utilities- Electrical and Water	\$10,500.00
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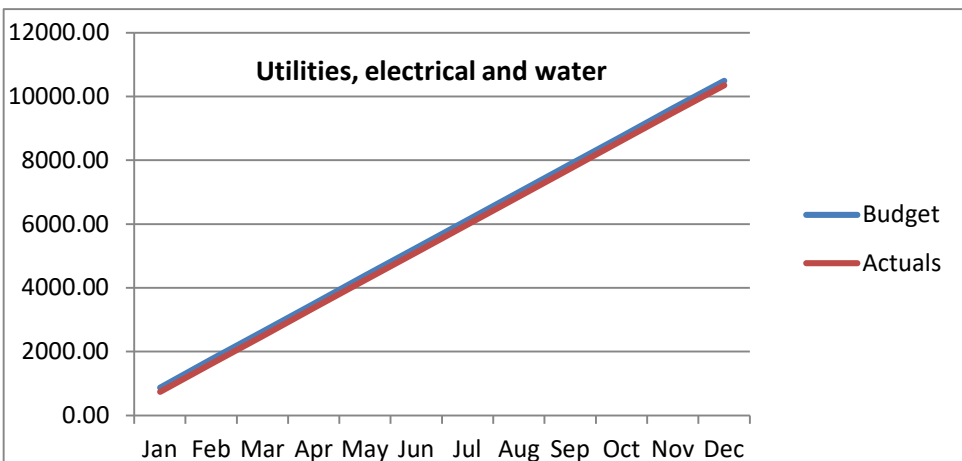
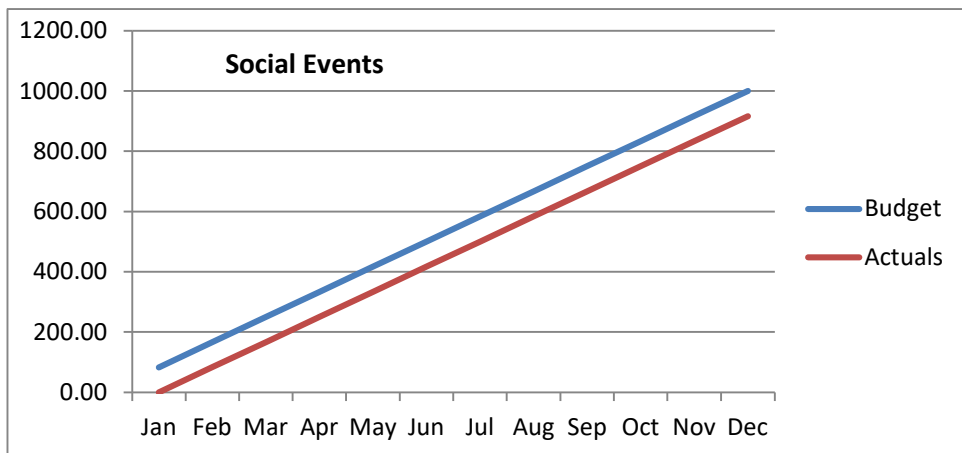
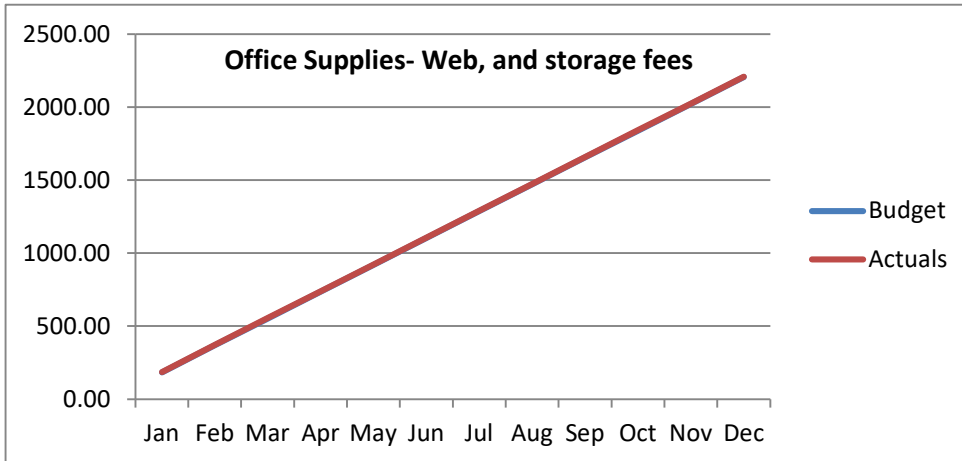
	Budget	Actuals	monthly
Jan	875.00	735.72	735.72
Feb	1750.00	1610.72	875.00
Mar	2625.00	2485.72	875.00
Apr	3500.00	3360.72	875.00
May	4375.00	4235.72	875.00
Jun	5250.00	5110.72	875.00
Jul	6125.00	5985.72	875.00
Aug	7000.00	6860.72	875.00
Sep	7875.00	7735.72	875.00
Oct	8750.00	8610.72	875.00
Nov	9625.00	9485.72	875.00
Dec	10500.00	10360.72	875.00

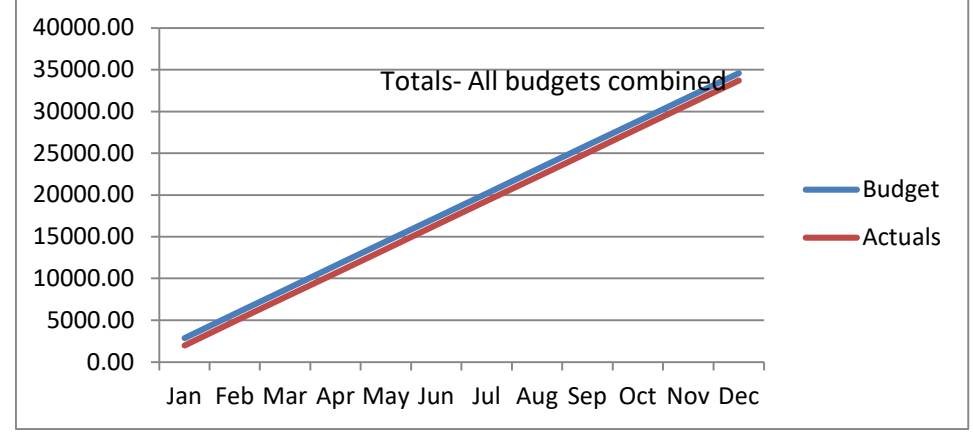
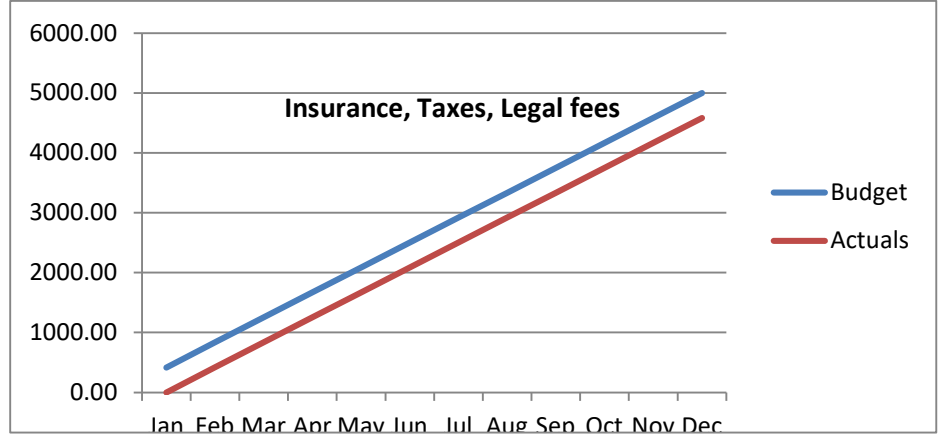
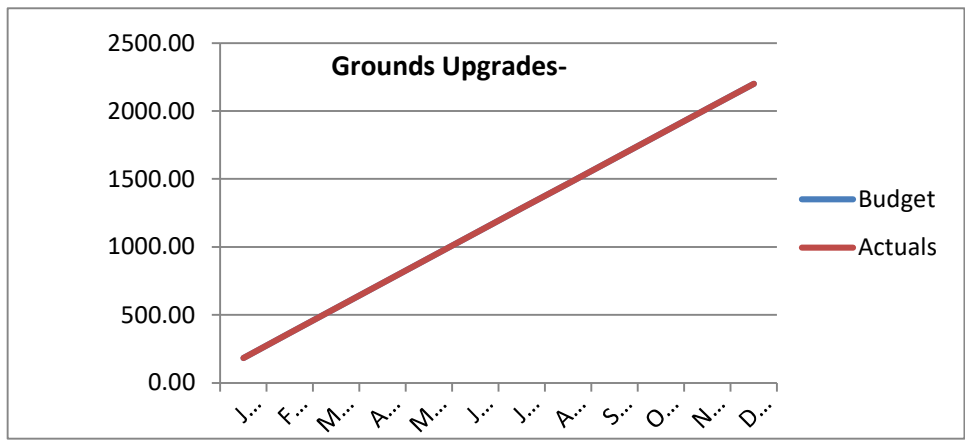
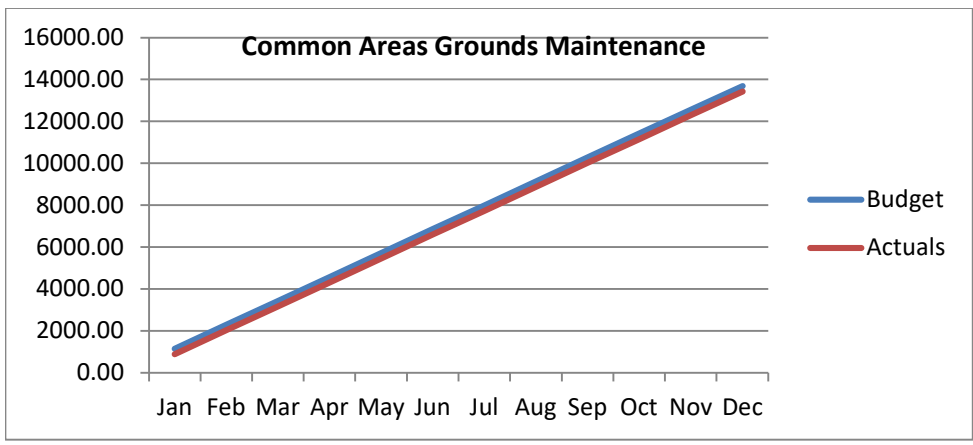
Common Areas Grounds Maintenance		\$13,700.00	Budget	Actuals	monthly
	Jan		1141.67	880.80	880.80
	Feb		2283.33	2022.47	1141.67
	Mar		3425.00	3164.13	1141.67
	Apr		4566.67	4305.80	1141.67
	May		5708.33	5447.47	1141.67
	Jun		6850.00	6589.13	1141.67
	Jul		7991.67	7730.80	1141.67
	Aug		9133.33	8872.47	1141.67
	Sep		10275.00	10014.13	1141.67
	Oct		11416.67	11155.80	1141.67
	Nov		12558.33	12297.47	1141.67
	Dec		13700.00	13439.13	1141.67

Capital Improvements		\$2,200.00	Budget	Actuals	monthly
	Jan		183.33	183.33	183.33
	Feb		366.67	366.67	183.33
	Mar		550.00	550.00	183.33
	Apr		733.33	733.33	183.33
	May		916.67	916.67	183.33
	Jun		1100.00	1100.00	183.33
	Jul		1283.33	1283.33	183.33
	Aug		1466.67	1466.67	183.33
	Sep		1650.00	1650.00	183.33
	Oct		1833.33	1833.33	183.33
	Nov		2016.67	2016.67	183.33
	Dec		2200.00	2200.00	183.33

Insurance, Taxes, legal fees		\$5,000.00	Budget	Actuals	monthly
	Jan		416.67	0.00	0.00
	Feb		833.33	416.67	416.67
	Mar		1250.00	833.33	416.67
	Apr		1666.67	1250.00	416.67
	May		2083.33	1666.67	416.67
WA SoS	Jun		2500.00	2083.33	416.67
	Jul		2916.67	2500.00	416.67
	Aug		3333.33	2916.67	416.67
	Sep		3750.00	3333.33	416.67
	Oct		4166.67	3750.00	416.67
	Nov		4583.33	4166.67	416.67
	Dec		5000.00	4583.33	416.67

Summary- All together.		\$34,606.60	Budget	Actuals	monthly
	Jan		2883.88	1986.22	1986.22
	Feb		5767.77	4870.11	2883.88
	Mar		8651.65	7753.99	2883.88
	Apr		11535.53	10637.87	2883.88
	May		14419.42	13521.76	2883.88
	Jun		17303.30	16405.64	2883.88
	Jul		20187.18	19289.52	2883.88
	Aug		23071.07	22173.41	2883.88
	Sep		25954.95	25057.29	2883.88
	Oct		28838.83	27941.17	2883.88
	Nov		31722.72	30825.06	2883.88
	Dec		34606.60	33708.94	2883.88





Stone Brook Home Owners Association

Monthly Report

4/12/2022

1. Treasurer Report-

- Bank of America - Checking- \$ 40,207.81 Saving - \$ 62,364.23, as of 4/10/2022.
- QuickBooks Checking - \$ 8,400.38
- Annual dues have been paid by 160 of 165 homeowners, leaving 5 (3%) yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters

Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- None.
- **New Homeowners** - None
- **Landscape Committee-** Waiting for PSE to work on street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues.
The work on replacing the north light on Hoyt Rd should start soon.
After running for almost 5 years, the South Pond pump appears to have failed on Feb 5th. The North Pond pump failed the next week, about Feb 12th. The North pond pump has a two-year warranty on it. I called the pump company, and they want me to pull the pump to check that it has failed. I plan on pulling it out in early April when it is a bit warmer, the days are longer, and the water level is lower. Also, the replacement pump is on backorder, again supply issues.
- **Social Committee** – None
- **Neighborhood Watch** – The mailbox at the 333rd block on 47th Ave SW was damaged early in the morning of Feb 18th. This was since been repaired by the post office.

3. Old Business: Replacement for Dan Suk as vice-president, since he resigned.

4. New business: A homeowner inquired about the neighborhood garage sale this year.

5. Next Meeting/Report Planning – May 10th

Stone Brook Home Owners Association

Monthly Report

5/10/2022

1. Treasurer Report-

- Bank of America - Checking- \$ 39,321.52, Saving - \$ 62,364.74, as of 4/10/2022.
- QuickBooks Checking - \$ 9,155.10.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters
- Letter sent to Quintana, 32939 SW 49th Pl, for fence repair.

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Tanouye - Rear window;
Suveges- House Paint
- **New Homeowners** - None
- **Landscape Committee-** Waiting for PSE to work on street lights at the corners of SW 329th Way & 50th Pl SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues.
The work on replacing the north light on Hoyt Rd should start soon.
After running for almost 5 years, the South Pond pump appears to have failed on Feb 5th. The North Pond pump failed the next week, about Feb 12th. The North pond pump has a two-year warranty on it. I called the pump company, and they want me to pull the pump to check that it has failed. I plan on pulling it out in this month when it is a bit warmer, the days are longer, and the water level is lower. Also, the replacement pump is on backorder, again supply issues.
- **Social Committee** – None
- **Neighborhood Watch** – None.

3. **Old Business:** Replacement for Dan Suk as vice-president, since he resigned.

4. **New business:** A couple homeowners have inquired about the neighborhood garage sale this year.

5. **Next Meeting/Report Planning** – June 14th

Stone Brook Home Owners Association
Monthly Report
6/13/2022

1. Treasurer Report-

- Bank of America - Checking- \$ 34,971.57, Saving - \$ 62,365.27, as of 6/13/2022.
- QuickBooks Checking - \$9,162.84.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters
3 letters were sent out, with positive results..

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Donahoe Landscaping;
Grimm- House Paint;
Westrick Fence;
LaDoe Paint.
- **New Homeowners** – Jeffery & Andrea Otto, 32817 47th Ave SW, have sold their home to Benjamin & Rebecca Garforth;
Gregory & Carolina Sones, 32812 48th Ct SW, have sold their home to Tim Kim;
Gerald Meyr, 33017 48th Ave SW, has sold his home to Tania Lopez Islas.
- **Landscape Committee-** Still waiting for PSE to work on street lights at the corners of SW 329th Way & 50th Pl SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues.
The work on replacing the north light on Hoyt Rd is complete.
We finally received a replacement pump that we will use to replace the North pond pump first. The North pond pump has a two-year warranty on it. I called the pump company, and they want me to pull the pump to check that it has failed. I plan on pulling it out in this month and replacing it first while we wait to see if we can get it replaced under warranty, then use that pump for the South pond
- **Social Committee** – Several homeowners have asked about possible neighborhood garage sale.
- **Neighborhood Watch** – None.

3. Old Business: Replacement for Dan Suk as vice-president, since he resigned. He handled the covenant violations, so we need someone to do that.

4. New business: A couple homeowners have inquired about the neighborhood garage sale this year. Also, we should think about having in-person meeting again. One homeowner raised a question about this.

5. Next Meeting/Report Planning – July 12th

Stone Brook Home Owners Association
Monthly Report
7/13/2021

1. Treasurer Report-

Dues status – All dues are paid

Checking- \$35,535.51, Saving - \$62,359.55, as of 7/12/2021.

2. Neighborhood Reports:

- Walk throughs and violation letters
Grandma's Cookie house – Fence with Yost's, roof, Violation Letter has been sent.

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Wohlwend – Fence
Jassund – Fence
Tanouye – Paver for patio
Garcia - Greenhouse
Lake – House Paint
- **New Homeowners-** Eric & Patricia Yost, 4628 SW 328th Pl, have sold their home to Emil-John Baldoz Buscaino & Jertin Jerman Grace Talusan Dizon
- **Landscape Committee-** Working with PSE for street lights at the corners of SW 329th Way & 50th Pl SW, 49th Ave SW & SW 330th St, and 47th Ave SW by greenbelt. Also, upgrading present streetlights to LED. Waiting for PSE response.
- **Neighborhood Watch** – None.

4. Old Business:

- None

5. New business:

- Garage Sale?? End of Summer Party?
- Robin mentioned that our Title transfer fee is too low. Presently we have been asking \$100. Should we raise it, and if so, what is the going rate?

6. Next Meeting Planning – TBD (Aug 10th?)

Stone Brook Home Owners Association

Monthly Report

7/11/2022

1. Treasurer Report-

- Bank of America - Checking- \$ 33,392.24, Saving - \$ 62,365.78, as of 6/13/2022.
- QuickBooks Checking - \$ 9,170.34.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Roberts House Paint.
- **New Homeowners** – None
- **Landscape Committee-** Still waiting for PSE to work on street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues. We finally got the North pond pump working. The South pond pump replacement will start next week.
- **Social Committee** – Several homeowners have asked about possible neighborhood garage sale.
- **Neighborhood Watch** – None.

3. Old Business:

- Replacement for Dan Suk as vice-president, since he resigned. He handled the covenant violations, so we need someone to do that.
- A couple homeowners have inquired about the neighborhood garage sale this year.
- Neighborhood summer party, National Night-Out (Aug 2)?
- Monthly meetings-Fuller's?

4. New business:

5. Next Meeting/Report Planning – Aug 9th

Stone Brook Home Owners Association

Monthly Report

8/9/2022

1. Treasurer Report-

- Bank of America - Checking- \$ 28,866.22, Saving - \$ 62,366.31, as of 8/8/2022.
- QuickBooks Checking - \$ 9,178.09.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters-
Letter sent to Alex Collins, 4642 SW 328th PI, for small trailers in driveway. Problem appears to be resolved.

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- None
- **New Homeowners** – None
- **Landscape Committee-** Still waiting for PSE to work on street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues.
- **Social Committee** – Neighborhood garage sale was held July 30-31.
- **Neighborhood Watch** – None.

3. Old Business:

- Replacement for Dan Suk as vice-president, since he resigned. He handled the covenant violations, so we need someone to do that.
- Neighborhood summer party?
- Monthly meetings – (Fuller's if needed?)

4. New business:

5. Next Meeting/Report Planning – Sep 12th

Stone Brook Home Owners Association

Monthly Report

9/13/2022

1. Treasurer Report-

- Bank of America - Checking- \$25,904.84, Saving - \$62,366.84, as of 9/12/2022.
- QuickBooks Checking - \$9,185.85.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters-
Letter sent to Biviana Sparks, 4606 SW 328th Pl, for small trailers in driveway.

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Roberts House Paint.
Cammack House Paint
Kurle House Paint
- **New Homeowners** – None
- **Landscape Committee-** Still waiting for PSE to work on street lights at the corners of SW 329th Way & 50th Pl SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace due to staffing problems due to Covid-19, and possibly supply issues.
- **Social Committee** – Neighborhood garage sale to be Sep 17-18.
- **Neighborhood Watch** – Mailbox vandalism on 47th Ave SW and SW 329th Way

3. Old Business:

- Replacement for Dan Suk as vice-president, since he resigned. He handled the covenant violations, so we need someone to do that.
- Neighborhood summer party?
- Monthly meetings – (Fuller's if needed?)

4. New business:

5. Next Meeting/Report Planning – Oct 11th

Stone Brook Home Owners Association

Monthly Agenda

11/8/2022

1. Treasurer Report-

- Bank of America - Checking- \$14,970.99, Saving - \$62,367.88, as of 11/5/2022.
- QuickBooks Checking - \$9,193.37.
- Annual dues have been paid by 164 of 165 homeowners, leaving 1 yet to pay. Follow up reminder letters and emails will be sent next week, adding a late payment fee of 1%.

2. Neighborhood Reports:

- Walk throughs and violation letters- Letter sent to Carlos and Alma Carrillo trim plum trees along sidewalk.

3. Committee Reports:

- **ACC Committee-** Submittals, Approvals, lack of submittals and approvals etc.
ACC Approvals- Ray Roof, Solar panels
- **New Homeowners** – Richard & Loretta Gilbert sold their home, 32820 50th PI SW, to Brandon Irons & Catrina Hedspeth
- **Landscape Committee-** Still waiting for PSE to work on street lights at the corners of SW 329th Way & 50th PI SW and 49th Ave SW & SW 330th St. Also, upgrading present streetlights to LED. PSE is proceeding at a very slow pace.
At the request of the City of Federal Way, we had 4 large, and mostly dead trees cut down that were just south of the entrance along Hoyt Rd.
Replaced the pump for the South Pond, but have to trouble shoot it to see way it does not seem to be working.
- **Social Committee –**
- **Neighborhood Watch** – Mailbox vandalism on 47th Ave SW and SW 329th Way. Mailbox replacements are ordered.

4. Old Business:

- Replacement for Dan Suk as vice-president, since he resigned. He handled the covenant violations, so we need someone to do that.
- Monthly meetings – Fuller's @ 6:30 PM

5. New business: Annual Meeting, Green Gables, Dec 6th

6. Next Meeting/Report Planning – Dec 6th