

STONYBROOK GARDENS COOPERATIVE, INC.
 2026 ANNUAL OPERATING BUDGET COMPARITIVE TO 2025 BUDGET - SUMMARY
 "APPROVED FOR VOTE "

	2026		2025		DIFFERENCE
	BUDGET 2026		BUDGET 2025		
	TOTAL	%	TOTAL		
<i>(Using 5% increase)</i>					
REVENUES	\$2,874,236	100.00%	\$2,731,328		\$142,908
EXPENSES					
Salaries & benefits	469,808	17.17%	440,466		29,342
Utilities & Water	119,875	4.17%	101,575		18,300
Repairs & Improvements	258,700	9.00%	297,700		(39,000)
Taxes	989,280	34.42%	999,156		(9,876)
Insurance	698,225	24.29%	566,859		131,366
Admin. & General expenses	200,600	6.98%	176,100		24,500
TOTAL EXPENSES	<u>2,736,488</u>	95.21%	<u>2,581,856</u>		154,632
EXCESS OF REVENUES OVER EXPENSES					
BEFORE DEPRECIATION, DEBT SERVICE & ADJUSTMENTS	137,748	4.79%	149,472		(11,724)
DEBT SERVICE					
Interest & Principal Repayment - \$500K Bank Mortgage	(60,772)	-2.11%	(60,772)		0
GENERAL OPER. & REPLACEMENT RESERVE	(71,207)		(72,000)		793
ADJUSTMENTS					
Delinquency Reserve	<u>(5,000)</u>	-0.17%	<u>(15,000)</u>		10,000
EXCESS OF REVENUES OVER EXPENSES					
BEFORE DEPRECIATION	<u>769</u>	0.03%	<u>1,700</u>		(931)

THIS BUDGET DOES NOT INCLUDE ANY EXPENSE FOR DEPRECIATION & MAY INCLUDE ITEMS THAT WILL BE CAPITALIZED OR OTHERWISE BE RECLASSIFIED AS NON EXPENSE ITEMS FOR PURPOSES OF THE INDEPENDENT AUDITORS STATEMENT OF REVENUES & EXPENSE

	2025	2026	
	Monthly	Monthly	Monthly
	Rate	Rate	Increase
1-BR	\$492	\$517	\$25
2-BR	\$549	\$576	\$27
3-BR	\$614	\$645	\$31

(Using 5% increase)

"APPROVED FOR VOTE 11-9-25"