



Association Management Report

February 2020

Prepared for:

Stone Creek Ranch Homeowners Association, Inc.



Community Association Management Professionals

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Stone Creek Ranch Homeowners Association, Inc.

Balance Sheet

02/29/2020

Assets

Accounts Receivable	25,702.61
Stone Creek Ranch Operating FCB x2772	159,175.63
Stone Creek Ranch PREV MGT Op.	160,106.12
Stone Creek Ranch PREV MGT Reserves	762,836.21
Stone Creek Ranch PREV MGT Petty Cash	500.00

Total Assets

1,108,320.57

Liabilities

Prepaid Accounts Receivable	27,956.64
Accounts Payable - Net Total	40,864.92

Total Liabilities

68,821.56

Net Worth

Current Operations Fund	246,828.59
Reserve	
Reserves - Unallocated	628,063.48
Reserves - Sundance Driveway	22,500.00
TOTAL Reserve	650,563.48
Operating Surplus	
Commons	25,540.43
Sundance Landscaping	2,575.36
Saddlebrook Landscaping	5,970.48
TOTAL Operating Surplus	34,086.27
Net Income	108,020.67

Total Net Worth

1,039,499.01

Total Net Worth and Liabilities

1,108,320.57

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 02/01/2020 to 02/29/2020

Actual Current Year

Revenues

Quarterly Assessment	171,314.40
Late Fee Income	1,350.00
Interest rec'd on late payment	4.58
Interest Income - Investments	38.68
Landscape Assessment - Sattlebrook	30,403.62
Lawn/Driveway Assessment - Sundance	15,687.84
Fine/Violation Income	(125.00)
North Clubhouse Rental Income	555.00
South Clubhouse Rental Income	1,505.00
Pool Income - Passes	25.00
Capital Contribution - Reserve	2,715.96
Interest Income - RES/CC	4.35
Interest Income - Reserve Investments	148.63

Total Revenue	223,628.06
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Expenses

Administrative

Management: Contract	14,350.00
Management: Administrative	2,822.25
Postage/Delivery	1,079.70
Office Supplies	215.70
1/2 Late/Fines to Mgmt. Co.	545.00
Meeting Expense	115.00
Billing Statements	14.30
Social	5,200.00
Property Insurance - Policy/Premium	6,206.00

TOTAL Administrative	30,547.95
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Building and Grounds

Landscape - Contract	22,434.50
Landscape - Improvement (Bush & Tree Replacement)	650.00
Landscape - Irrigation Repair	25.00
Landscape Repair & Maintenance (Pruning)	765.00
Landscape - Seasonal (Pine Straw/Flowers)	339.50
Landscape - Janitorial (Pet Waste)	716.11

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

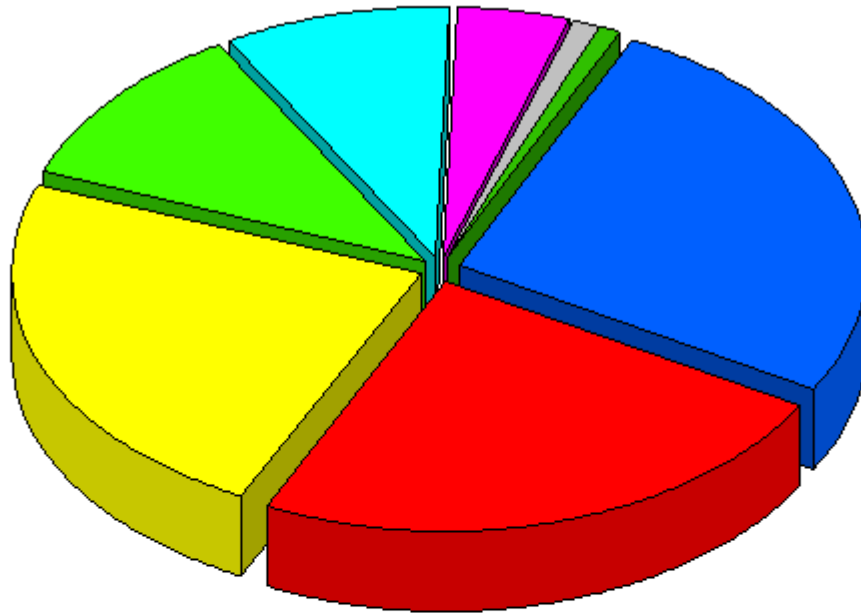
From 02/01/2020 to 02/29/2020

	<u>Actual Current Year</u>
Wild Life Control	2,599.00
TOTAL Building and Grounds	<hr/> 27,529.11
Utilities	
Electricity	3,822.05
Trash	400.00
Electricity - Street Lights	20,605.65
Water/Sewer	2,056.41
Telephone - Clubhouse/Pool	424.07
TOTAL Utilities	<hr/> 27,308.18
Community Amenities	
Pool Contract	9,948.40
Pool - Repairs & Maintenance	450.00
TOTAL Community Amenities	<hr/> 10,398.40
North Clubhouse	
North Clubhouse - Cleaning	974.68
North Clubhouse - Maintenance	101.89
TOTAL North Clubhouse	<hr/> 1,076.57
South Clubhouse	
South Clubhouse - Cleaning	974.68
South Clubhouse - Maintenance	172.50
TOTAL South Clubhouse	<hr/> 1,147.18
Landscape Sundance	
Landscape Contract - Sundance	5,114.00
TOTAL Landscape Sundance	<hr/> 5,114.00
Landscape Saddlebrook	
Landscape Contract - Saddlebrook	12,486.00
TOTAL Landscape Saddlebrook	<hr/> 12,486.00
Total Expense	<hr/> 115,607.39
Net Income	<hr/> 108,020.67

Stone Creek Ranch Homeowners Association, Inc.

Expense Distribution

From 02/01/2020 to 02/29/2020



Administrative	26.4%
Building and Grounds	23.8%
Utilities	23.6%
Landscape Saddlebrook	10.8%
Community Amenities	9.0%
Landscape Sundance	4.4%
South Clubhouse	1.0%
North Clubhouse	0.9%
Total:	100.0%

Stone Creek Ranch Homeowners Association, Inc.

Income and Expense Comparative Statement

From : 02/01/2020 to 02/29/2020

	<u>February 2020</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<u>Revenues</u>						
Quarterly Assessment				171,314	171,314	
Assessment to Reserve					(11,250)	11,250
Assessment to Reserve - Sundance					(4,667)	4,667
Late Fee Income		700	(700)	1,350	1,400	(50)
Interest rec'd on late payment				5		5
Interest Income - Investments		100	(100)	39	200	(161)
Landscape Assessment - Sattlebrook				30,404	30,415	(11)
Lawn/Driveway Assessment - Sundance				15,688	15,688	
Legal Fees Income		45	(45)		90	(90)
Fine/Violation Income				(125)	400	(525)
North Clubhouse Rental Income		625	(625)	555	1,250	(695)
South Clubhouse Rental Income	235	500	(265)	1,505	1,000	505
Pool Income - Passes				25		25
Capital Contribution - Reserve	209		209	2,716		2,716
Interest Income - RES/CC				4		4
Interest Income - Reserve Investments				149		149
Total Revenues	444	1,970	(1,526)	223,629	205,840	17,789

Expenses

Administrative

Management: Contract	7,000	7,000		14,350	10,650	(3,700)
Management: Administrative	1,721	385	(1,336)	2,822	1,165	(1,657)
Postage/Delivery	1,074	2	(1,072)	1,080	32	(1,048)
Office Supplies		300	300	216	600	384
1/2 Late/Fines to Mgmt. Co.		350	350	545	900	355
Meeting Expense		1,355	1,355	115	1,355	1,240
Billing Statements		100	100	14	132	118
Social	5,200		(5,200)	5,200	5,500	300
Tax Prep						
Legal - Litigation		40	40		80	80
Permit/License/Fees		260	260		260	260
Income/Property Tax						
Violation Notices		225	225		375	375
Foreclosure/Bankruptcy/Bad Debt						
Legal - Collection Fees		45	45		90	90

	<u>February 2020</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Property Insurance - Policy/Premium				6,206		(6,206)
TOTAL Administrative	14,995	10,062	(4,933)	30,548	21,139	(9,409)
Building and Grounds						
Electrical & Lighting						
Landscape - Contract	7,000	7,000		22,434	14,000	(8,434)
Landscape - Improvement (Bush & Tree Replacem		1,500	1,500	650	1,500	850
Landscape - Irrigation Repair				25		(25)
Landscape Repair & Maintenance (Pruning)	185		(185)	765		(765)
Landscape - Seasonal (Pine Straw/Flowers)				340		(340)
Landscape - Janitorial (Pet Waste)		650	650	716	1,300	584
Maintenance - General		250	250		500	500
Storm Drain Ditch Maint						
Pond Repair		265	265		530	530
Stone Wall Maint		3,000	3,000		3,000	3,000
Wild Life Control	650	500	(150)	2,599	1,000	(1,599)
Landscape Supplies - Weed Control						
Landscape Supplies - (Chemicals)						
TOTAL Building and Grounds	7,835	13,165	5,330	27,529	21,830	(5,699)
Utilities						
Electricity	131	2,130	1,999	3,822	4,270	448
Trash	200	200		400	400	
Electricity - Street Lights	4,351	11,400	7,049	20,606	22,900	2,294
Water/Sewer	6	550	544	2,056	1,150	(906)
Telephone - Clubhouse/Pool		425	425	424	850	426
Water/Sewer - Well 1 Zone City Water						
TOTAL Utilities	4,688	14,705	10,017	27,308	29,570	2,262
Community Amenities						
Pool Contract	6,449	6,496	47	9,948	9,744	(204)
Pool - Repairs & Maintenance				450		(450)
Playground Equipment						
Pool - Passes/Supplies/Furniture						
Pool Entry - Repairs/Maintenance		600	600		600	600
TOTAL Community Amenities	6,449	7,096	647	10,398	10,344	(54)
North Clubhouse						
North Clubhouse - Cleaning	598	150	(448)	975	300	(675)
North Clubhouse - Maintenance		150	150	102	300	198
North Clubhouse Pest Control		69	69		69	69
North Clubhouse Supplies						

	<u>February 2020</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
TOTAL North Clubhouse	598	369	(229)	1,077	669	(408)
South Clubhouse						
South Clubhouse - Cleaning	598	150	(448)	975	300	(675)
South Clubhouse - Maintenance		200	200	172	400	228
South Clubhouse - Pest Control		69	69		69	69
South Clubhouse - Supplies						
TOTAL South Clubhouse	598	419	(179)	1,147	769	(378)
Landscape Sundance						
Landscape Contract - Sundance	2,557	2,557		5,114	5,114	
Landscape - Sundance - Improv (Bush & Tree Rep						
Landscape - Sundance - Seasonal) Straw & Flowe						
Landscape - Sundance - Supplies						
TOTAL Landscape Sundance	2,557	2,557	0	5,114	5,114	0
Landscape Saddlebrook						
Landscape Contract - Saddlebrook	6,243	6,243		12,486	12,486	
Landscape - Saddlebrook - Improvements (aer, se						
Landscape - Saddlebrook - Irrigation Repair						
Landscape - Saddlebrook - Seasonl (Straw & Flow						
Landscape - Saddlebrook - Supplies - Weed Contr		2,000	2,000		2,000	2,000
TOTAL Landscape Saddlebrook	6,243	8,243	2,000	12,486	14,486	2,000
Total Expenses	43,963	56,616	12,653	115,607	103,921	(11,686)
Net Income	(43,519)	(54,646)	11,127	108,022	101,919	6,103