



Association Management Report

March 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

03/31/2020

Assets

Accounts Receivable	16,772.86
Stone Creek Ranch Operating FCB x2772	139,201.60
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

1,079,416.79

Liabilities

Prepaid Accounts Receivable	51,506.00
Accounts Payable - Net Total	27,788.92

Total Liabilities

79,294.92

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	68,643.53

Total Net Worth

1,000,121.87

Total Net Worth and Liabilities

1,079,416.79

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 03/01/2020 to 03/31/2020

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	905.00
South Clubhouse Rental Income	1,705.00
Pool Income - Passes	25.00
Capital Contribution - Reserve	3,342.72
Interest Income - RES/CC	4.35
Interest Income - Reserve Investments	148.63
NSF Fees	25.00

Total Revenue	224,829.82
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Expenses

Administrative

Management: Contract	18,149.86
Management: Administrative	2,875.52
Postage/Delivery	1,944.70
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	35,266.08
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Building and Grounds

Landscape - Contract	29,854.50
Landscape - Improvement (Bush & Tree Replacement)	1,400.00
Landscape - Irrigation Repair	25.00
Landscape Repair & Maintenance (Pruning)	2,253.00
Landscape - Seasonal (Pine Straw/Flowers)	339.50

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 03/01/2020 to 03/31/2020

	<u>Actual Current Year</u>
Landscape - Janitorial (Pet Waste)	1,874.05
Wild Life Control	3,249.00
TOTAL Building and Grounds	<hr/> 38,995.05
Utilities	
Electricity	7,217.33
Trash	700.00
Electricity - Street Lights	29,284.08
Water/Sewer	2,272.76
Telephone - Clubhouse/Pool	1,310.66
TOTAL Utilities	<hr/> 40,784.83
Community Amenities	
Pool Contract	9,948.40
Pool - Repairs & Maintenance	1,245.00
Pool Permit	260.00
TOTAL Community Amenities	<hr/> 11,453.40
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	935.68
TOTAL South Clubhouse	<hr/> 1,910.36
Landscape Sundance	
Landscape Contract - Sundance	7,971.00
TOTAL Landscape Sundance	<hr/> 7,971.00
Landscape Saddlebrook	
Landscape Contract - Saddlebrook	18,729.00
TOTAL Landscape Saddlebrook	<hr/> 18,729.00
Total Expense	<hr/> 156,186.29

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 03/01/2020 to 03/31/2020

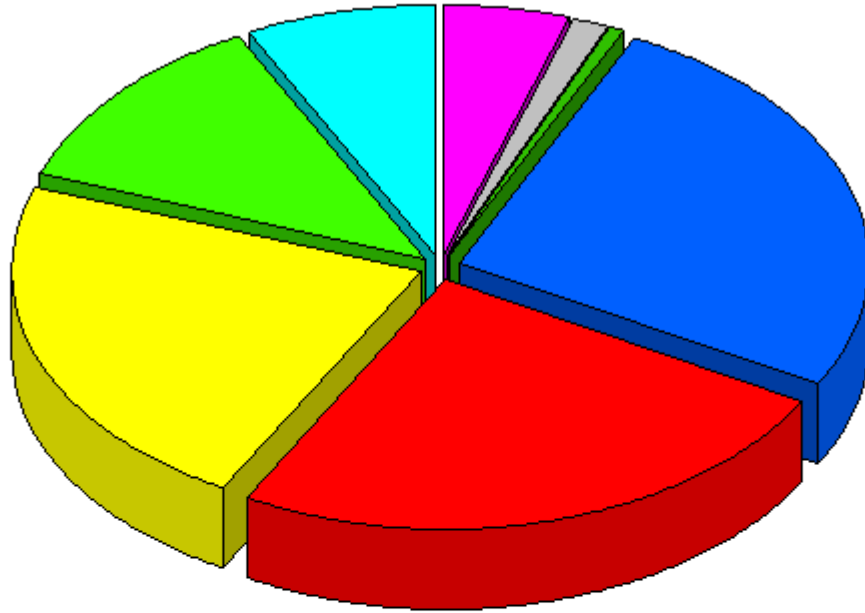
Actual Current Year

Net Income	68,643.53
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Stone Creek Ranch Homeowners Association, Inc.

Expense Distribution

From 03/01/2020 to 03/31/2020



Utilities	26.1%
Building and Grounds	25.0%
Administrative	22.6%
Landscape Saddlebrook	12.0%
Community Amenities	7.3%
Landscape Sundance	5.1%
South Clubhouse	1.2%
North Clubhouse	0.7%
Total:	100.0%

Stone Creek Ranch Homeowners Association, Inc.

Income and Expense Comparative Statement

From : 03/01/2020 to 03/31/2020

	<u>March 2020</u>			<u>January to March</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	2,100	(750)
Interest rec'd on late payment				5		5
Interest Income - Investments		100	(100)	39	300	(261)
Landscape Assessment - Sattlebrook				30,404	30,415	(11)
Lawn/Driveway Assessment - Sundance				15,688	15,688	
Legal Fees Income		45	(45)		135	(135)
Fine/Violation Income		150	(150)	(125)	550	(675)
North Clubhouse Rental Income	350	625	(275)	905	1,875	(970)
South Clubhouse Rental Income	200	500	(300)	1,705	1,500	205
Pool Income - Passes				25		25
Capital Contribution - Reserve	627		627	3,343		3,343
Interest Income - RES/CC				4		4
Interest Income - Reserve Investments				149		149
NSF Fees	25		25	25		25
Total Revenues	1, 202	2, 120	(918)	224, 831	207, 960	16, 871

Expenses

Administrative

Management: Contract	3,800	3,500	(300)	18,150	14,150	(4,000)
Management: Administrative	53	325	272	2,876	1,490	(1,386)
Postage/Delivery	865	8	(857)	1,945	40	(1,905)
Office Supplies		300	300	216	900	684
1/2 Late/Fines to Mgmt. Co.		425	425	545	1,325	780
Meeting Expense				115	1,355	1,240
Billing Statements		780	780	14	912	898
Social				5,200	5,500	300
Tax Prep		400	400		400	400
Legal - Litigation		60	60		140	140
Permit/License/Fees					260	260
Income/Property Tax						
Violation Notices		225	225		600	600
Foreclosure/Bankruptcy/Bad Debt						

	<u>March 2020</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Legal - Collection Fees		45	45		135	135
Property Insurance - Policy/Premium				6,206		(6,206)
TOTAL Administrative	4,718	6,068	1,350	35,267	27,207	(8,060)
Building and Grounds						
Electrical & Lighting						
Landscape - Contract	7,420	7,000	(420)	29,854	21,000	(8,854)
Landscape - Improvement (Bush & Tree Replacem	750	3,500	2,750	1,400	5,000	3,600
Landscape - Irrigation Repair		1,500	1,500	25	1,500	1,475
Landscape Repair & Maintenance (Pruning)	1,488		(1,488)	2,253		(2,253)
Landscape - Seasonal (Pine Straw/Flowers)				340		(340)
Landscape - Janitorial (Pet Waste)	1,158	650	(508)	1,874	1,950	76
Maintenance - General		250	250		750	750
Storm Drain Ditch Maint						
Pond Repair		265	265		795	795
Stone Wall Maint					3,000	3,000
Wild Life Control	650	500	(150)	3,249	1,500	(1,749)
Landscape Supplies - Weed Control		1,000	1,000		1,000	1,000
Landscape Supplies - (Chemicals)		1,000	1,000		1,000	1,000
TOTAL Building and Grounds	11,466	15,665	4,199	38,995	37,495	(1,500)
Utilities						
Electricity	3,395	1,620	(1,775)	7,217	5,890	(1,327)
Trash	300	200	(100)	700	600	(100)
Electricity - Street Lights	8,678	11,400	2,722	29,284	34,300	5,016
Water/Sewer	216	500	284	2,273	1,650	(623)
Telephone - Clubhouse/Pool	887	425	(462)	1,311	1,275	(36)
Water/Sewer - Well 1 Zone City Water		500	500		500	500
TOTAL Utilities	13,476	14,645	1,169	40,785	44,215	3,430
Community Amenities						
Pool Contract				9,948	9,744	(204)
Pool - Repairs & Maintenance	795	2,000	1,205	1,245	2,000	755
Playground Equipment						
Pool Permit	260		(260)	260		(260)
Pool - Passes/Supplies/Furniture						
Pool Entry - Repairs/Maintenance					600	600
TOTAL Community Amenities	1,055	2,000	945	11,453	12,344	891
North Clubhouse						
North Clubhouse - Cleaning		150	150	975	450	(525)
North Clubhouse - Maintenance		150	150	102	450	348

	<u>March 2020</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
North Clubhouse Pest Control					69	69
North Clubhouse Supplies						
TOTAL North Clubhouse	<u>0</u>	<u>300</u>	<u>300</u>	<u>1,077</u>	<u>969</u>	<u>(108)</u>
South Clubhouse						
South Clubhouse - Cleaning		150	150	975	450	(525)
South Clubhouse - Maintenance	763	200	(563)	936	600	(336)
South Clubhouse - Pest Control					69	69
South Clubhouse - Supplies						
TOTAL South Clubhouse	<u>763</u>	<u>350</u>	<u>(413)</u>	<u>1,911</u>	<u>1,119</u>	<u>(792)</u>
Landscape Sundance						
Landscape Contract - Sundance	2,857	2,557	(300)	7,971	7,671	(300)
Landscape - Sundance - Improv (Bush & Tree Rep						
Landscape - Sundance - Seasonal) Straw & Flowe						
Landscape - Sundance - Supplies						
TOTAL Landscape Sundance	<u>2,857</u>	<u>2,557</u>	<u>(300)</u>	<u>7,971</u>	<u>7,671</u>	<u>(300)</u>
Landscape Saddlebrook						
Landscape Contract - Saddlebrook	6,243	6,243		18,729	18,729	
Landscape - Saddlebrook - Improvements (aer, se						
Landscape - Saddlebrook - Irrigation Repair						
Landscape - Saddlebrook - Seasonl (Straw & Flow						
Landscape - Saddlebrook - Supplies - Weed Contr					2,000	2,000
TOTAL Landscape Saddlebrook	<u>6,243</u>	<u>6,243</u>	<u>0</u>	<u>18,729</u>	<u>20,729</u>	<u>2,000</u>
Total Expenses	40,578	47,828	7,250	156,188	151,749	(4,439)
Net Income	(39,376)	(45,708)	6,332	68,643	56,211	12,432