



Association Management Report

April 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

04/30/2020

Assets

Accounts Receivable	52,784.59
Stone Creek Ranch Operating FCB x2772	400,662.56
Stone Creek Ranch Reserve FCB x9051	762,853.40
Stone Creek Ranch PREV MGT Op.	945.02
Stone Creek Ranch PREV MGT Reserves	(3.33)

Total Assets

1,217,242.24

Liabilities

Prepaid Accounts Receivable	23,828.26
Accounts Payable - Net Total	47,907.29

Total Liabilities

71,735.55

Net Worth

Current Operations Fund	246,828.59
Reserve	
Reserves - Unallocated	628,077.34
Reserves - Sundance Driveway	22,500.00
TOTAL Reserve	<hr/> 650,577.34
Operating Surplus	
Commons	25,540.43
Sundance Landscaping	2,575.36
Saddlebrook Landscaping	5,970.48
TOTAL Operating Surplus	<hr/> 34,086.27
Net Income	214,014.49

Total Net Worth

1,145,506.69

Total Net Worth and Liabilities

1,217,242.24

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 04/01/2020 to 04/30/2020

Actual Current Year

Revenues

Quarterly Assessment	342,628.80
Late Fee Income	1,350.00
Interest rec'd on late payment	4.58
Interest Income - Investments	38.68
Landscape Assessment - Sattlebrook	60,807.24
Lawn/Driveway Assessment - Sundance	32,910.36
Fine/Violation Income	(125.00)
North Clubhouse Rental Income	730.00
South Clubhouse Rental Income	1,655.00
Pool Income - Passes	25.00
Capital Contribution - Reserve	6,685.24
Interest Income - RES/CC	18.21
Interest Income - Reserve Investments	148.63
NSF Fees	125.00

Total Revenue	447,001.74
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Expenses

Administrative

Management: Contract	21,649.86
Management: Administrative	3,670.94
Postage/Delivery	1,944.70
Office Supplies	288.29
1/2 Late/Fines to Mgmt. Co.	545.00
Meeting Expense	115.00
Billing Statements	14.30
Social	5,200.00
Legal - Collection Fees	607.50
Property Insurance - Policy/Premium	6,206.00

TOTAL Administrative	40,241.59
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Building and Grounds

Landscape - Contract	36,354.50
Landscape - Improvement (Bush & Tree Replacement)	1,400.00
Landscape - Irrigation Repair	25.00
Landscape Repair & Maintenance (Pruning)	3,203.00

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 04/01/2020 to 04/30/2020

	<u>Actual Current Year</u>
Landscape - Seasonal (Pine Straw/Flowers)	339.50
Landscape - Janitorial (Pet Waste)	2,485.59
Maintenance - General	1,876.95
Wild Life Control	3,899.00
Landscape Supplies - (Chemicals)	1,950.00
TOTAL Building and Grounds	<hr/> 51,533.54
Utilities	
Electricity	12,355.61
Trash	700.00
Electricity - Street Lights	60,199.81
Water/Sewer	3,310.55
Telephone - Clubhouse/Pool	1,605.69
TOTAL Utilities	<hr/> 78,171.66
Community Amenities	
Pool Contract	22,846.27
Pool - Repairs & Maintenance	6,504.29
Pool Permit	260.00
TOTAL Community Amenities	<hr/> 29,610.56
North Clubhouse	
North Clubhouse - Cleaning	1,324.68
North Clubhouse - Maintenance	454.27
TOTAL North Clubhouse	<hr/> 1,778.95
South Clubhouse	
South Clubhouse - Cleaning	974.68
South Clubhouse - Maintenance	935.68
TOTAL South Clubhouse	<hr/> 1,910.36
Landscape Sundance	
Landscape Contract - Sundance	10,656.69
TOTAL Landscape Sundance	<hr/> 10,656.69
Landscape Saddlebrook	
Landscape Contract - Saddlebrook	18,729.00
TOTAL Landscape Saddlebrook	<hr/> 18,729.00

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 04/01/2020 to 04/30/2020

Actual Current Year

Total Expense	232,632.35
Net Income	214,369.39

Stone Creek Ranch Homeowners Association, Inc.

Income and Expense Comparative Statement

From : 04/01/2020 to 04/30/2020

	<u>April 2020</u>			<u>January to April</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		342,629	342,628	1
Assessment to Reserve		(11,250)	11,250		(22,500)	22,500
Assessment to Reserve - Sundance		(4,667)	4,667		(9,334)	9,334
Late Fee Income		700	(700)	1,350	2,800	(1,450)
Interest rec'd on late payment				5		5
Interest Income - Investments		100	(100)	39	400	(361)
Landscape Assessment - Sattlebrook	30,404	30,415	(11)	60,807	60,830	(23)
Lawn/Driveway Assessment - Sundance	17,223	15,688	1,535	32,910	31,376	1,534
Legal Fees Income		45	(45)		180	(180)
Fine/Violation Income		120	(120)	(125)	670	(795)
North Clubhouse Rental Income	(175)	625	(800)	730	2,500	(1,770)
South Clubhouse Rental Income	(50)	500	(550)	1,655	2,000	(345)
Pool Income - Passes				25		25
Capital Contribution - Reserve	3,343		3,343	6,685		6,685
Interest Income - RES/CC	14		14	18		18
Interest Income - Reserve Investments				149		149
NSF Fees	100		100	125		125
Total Revenues	222, 173	203, 590	18,583	447, 002	411, 550	35, 452

Expenses

Administrative

Management: Contract	3,500	3,500		21,650	17,650	(4,000)
Management: Administrative	795	1,000	205	3,671	2,490	(1,181)
Postage/Delivery		45	45	1,945	85	(1,860)
Office Supplies	73	300	227	288	1,200	912
1/2 Late/Fines to Mgmt. Co.		410	410	545	1,735	1,190
Meeting Expense				115	1,355	1,240
Billing Statements		32	32	14	944	930
Social				5,200	5,500	300
Tax Prep					400	400
Legal - Litigation		140	140		280	280
Permit/License/Fees					260	260
Income/Property Tax		390	390		390	390
Violation Notices		225	225		825	825
Foreclosure/Bankruptcy/Bad Debt						

	<u>April 2020</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Legal - Collection Fees	608	45	(562)	608	180	(428)
Property Insurance - Policy/Premium				6,206		(6,206)
TOTAL Administrative	4,976	6,087	1,112	40,242	33,294	(6,948)
Building and Grounds						
Electrical & Lighting		100	100		100	100
Landscape - Contract	6,500	7,000	500	36,354	28,000	(8,354)
Landscape - Improvement (Bush & Tree Replacem		3,100	3,100	1,400	8,100	6,700
Landscape - Irrigation Repair		2,000	2,000	25	3,500	3,475
Landscape Repair & Maintenance (Pruning)	950	1,500	550	3,203	1,500	(1,703)
Landscape - Seasonal (Pine Straw/Flowers)		5,200	5,200	340	5,200	4,860
Landscape - Janitorial (Pet Waste)	612	650	38	2,486	2,600	114
Maintenance - General	1,877	250	(1,627)	1,877	1,000	(877)
Storm Drain Ditch Maint						
Pond Repair		265	265		1,060	1,060
Stone Wall Maint					3,000	3,000
Wild Life Control	650	500	(150)	3,899	2,000	(1,899)
Landscape Supplies - Weed Control					1,000	1,000
Landscape Supplies - (Chemicals)	1,950		(1,950)	1,950	1,000	(950)
TOTAL Building and Grounds	12,539	20,565	8,026	51,534	58,060	6,526
Utilities						
Electricity	5,138	1,100	(4,038)	12,356	6,990	(5,366)
Trash		200	200	700	800	100
Electricity - Street Lights	30,916	11,400	(19,516)	60,200	45,700	(14,500)
Water/Sewer	1,038	3,500	2,462	3,311	5,150	1,839
Telephone - Clubhouse/Pool	295	425	130	1,606	1,700	94
Water/Sewer - Well 1 Zone City Water		2,500	2,500		3,000	3,000
TOTAL Utilities	37,387	19,125	(18,262)	78,173	63,340	(14,833)
Community Amenities						
Pool Contract	12,898	12,992	94	22,846	22,736	(110)
Pool - Repairs & Maintenance	5,259	8,000	2,741	6,504	10,000	3,496
Playground Equipment		1,000	1,000		1,000	1,000
Pool Permit				260		(260)
Pool - Passes/Supplies/Furniture						
Pool Entry - Repairs/Maintenance		150	150		750	750
TOTAL Community Amenities	18,157	22,142	3,985	29,610	34,486	4,876
North Clubhouse						
North Clubhouse - Cleaning	350	150	(200)	1,325	600	(725)
North Clubhouse - Maintenance	352	150	(202)	454	600	146

	<u>April 2020</u>			<u>January to April</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		100	100		100	100
TOTAL North Clubhouse	702	400	(302)	1,779	1,369	(410)
South Clubhouse						
South Clubhouse - Cleaning		150	150	975	600	(375)
South Clubhouse - Maintenance		200	200	936	800	(136)
South Clubhouse - Pest Control					69	69
South Clubhouse - Supplies		100	100		100	100
TOTAL South Clubhouse	0	450	450	1,911	1,569	(342)
Landscape Sundance						
Landscape Contract - Sundance	2,686	2,557	(129)	10,657	10,228	(429)
Landscape - Sundance - Improv (Bush & Tree Rep						
Landscape - Sundance - Seasonal) Straw & Flowe						
Landscape - Sundance - Supplies		1,000	1,000		1,000	1,000
TOTAL Landscape Sundance	2,686	3,557	871	10,657	11,228	571
Landscape Saddlebrook						
Landscape Contract - Saddlebrook		6,243	6,243	18,729	24,972	6,243
Landscape - Saddlebrook - Improvements (aer, se						
Landscape - Saddlebrook - Irrigation Repair		1,000	1,000		1,000	1,000
Landscape - Saddlebrook - Seasonl (Straw & Flow						
Landscape - Saddlebrook - Supplies - Weed Contr		2,000	2,000		4,000	4,000
TOTAL Landscape Saddlebrook	0	9,243	9,243	18,729	29,972	11,243
Total Expenses	76,447	81,569	5,123	232,635	233,318	683
Net Income	145,726	122,021	23,705	214,367	178,232	36,135