



## Association Management Report

**June 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

06/30/2020

### Assets

Accounts Receivable	26,303.70
ACH Transitory Account	3,455.57
Stone Creek Ranch Operating FCB x2772	280,598.42
Stone Creek Ranch Reserve FCB x9051	762,891.65
Stone Creek Ranch PREV MGT Op.	945.02
Stone Creek Ranch PREV MGT Reserves	(3.33)

### Total Assets

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1,074,191.03

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### Liabilities

Prepaid Accounts Receivable	44,318.61
Accounts Payable - Net Total	55,635.19
Insurance Claim Liability	4,965.00

### Total Liabilities

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104,918.80

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### Net Worth

Current Operations Fund	246,828.59
Reserve	
Reserves - Unallocated	628,115.59
Reserves - Sundance Driveway	22,500.00
<b>TOTAL Reserve</b>	<hr/> 650,615.59
Operating Surplus	
Commons	25,540.43
Sundance Landscaping	2,575.36
Saddlebrook Landscaping	5,970.48
<b>TOTAL Operating Surplus</b>	<hr/> 34,086.27
Net Income	37,741.78

### Total Net Worth

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969,272.23

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### Total Net Worth and Liabilities

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1,074,191.03

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# Stone Creek Ranch Homeowners Association, Inc.

## Revenues and Expenses Statement

From 06/01/2020 to 06/30/2020

Actual Current Year

### Revenues

Quarterly Assessment	342,628.80
Late Fee Income	1,335.00
Interest rec'd on late payment	4.58
Interest Income - Investments	76.93
Landscape Assessment - Sattlebrook	60,807.24
Lawn/Driveway Assessment - Sundance	31,546.20
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	7,312.00
Interest Income - RES/CC	18.21
Interest Income - Reserve Investments	148.63
NSF Fees	50.00

<b>Total Revenue</b>	<b>446,212.59</b>
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### Expenses

#### **Administrative**

Management: Contract	28,649.86
Management: Administrative	4,410.76
Postage/Delivery	2,774.70
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

<b>TOTAL Administrative</b>	<b>48,811.41</b>
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#### **Building and Grounds**

Landscape - Contract	91,956.50
Landscape - Improvement (Bush & Tree Replacement)	5,900.00
Landscape - Irrigation Repair	287.76
Landscape Repair & Maintenance (Pruning)	3,203.00

# Stone Creek Ranch Homeowners Association, Inc.

## Revenues and Expenses Statement

From 06/01/2020 to 06/30/2020

	<u>Actual Current Year</u>
Landscape - Seasonal (Pine Straw/Flowers)	5,539.50
Landscape - Janitorial (Pet Waste)	3,739.85
Maintenance - General	7,208.00
Pond Repair	530.00
Wild Life Control	5,199.00
Landscape Supplies - (Chemicals)	1,950.00
<b>TOTAL Building and Grounds</b>	<hr/> 125,513.61
<b>Utilities</b>	
Electricity	15,951.36
Trash	1,100.00
Electricity - Street Lights	73,162.69
Water/Sewer	11,020.51
Telephone - Clubhouse/Pool	2,324.42
<b>TOTAL Utilities</b>	<hr/> 103,558.98
<b>Community Amenities</b>	
Pool Contract	52,699.09
Pool - Repairs & Maintenance	12,889.29
Pool Permit	260.00
<b>TOTAL Community Amenities</b>	<hr/> 65,848.38
<b>North Clubhouse</b>	
North Clubhouse - Cleaning	1,324.68
North Clubhouse - Maintenance	454.27
<b>TOTAL North Clubhouse</b>	<hr/> 1,778.95
<b>South Clubhouse</b>	
South Clubhouse - Cleaning	974.68
South Clubhouse - Maintenance	935.68
<b>TOTAL South Clubhouse</b>	<hr/> 1,910.36
<b>Landscape Sundance</b>	
Landscape Contract - Sundance	10,656.69
<b>TOTAL Landscape Sundance</b>	<hr/> 10,656.69
<b>Landscape Saddlebrook</b>	
Landscape Contract - Saddlebrook	18,729.00
<b>TOTAL Landscape Saddlebrook</b>	<hr/> 18,729.00

**Stone Creek Ranch Homeowners Association, Inc.**

**Revenues and Expenses Statement**

From 06/01/2020 to 06/30/2020

Actual Current Year

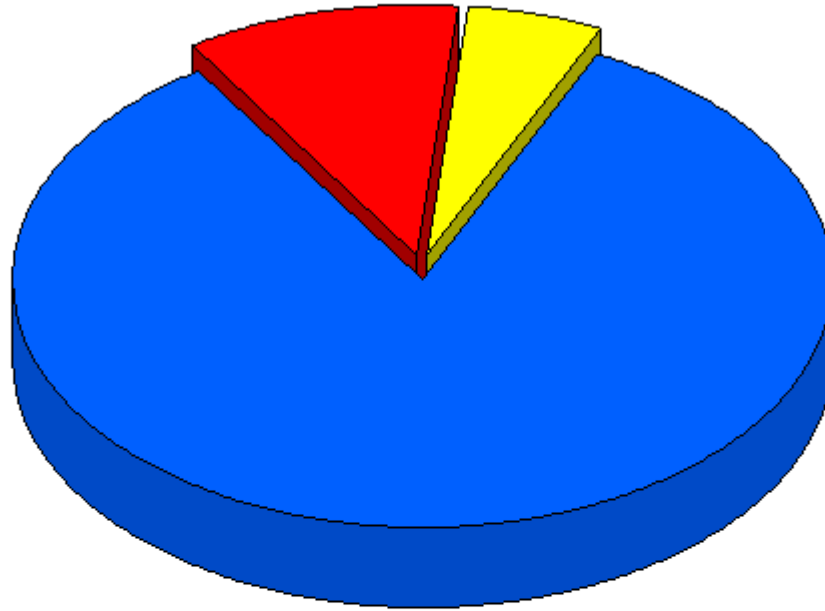
<b>Total Expense</b>	<b>376,807.38</b>
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<b>Net Income</b>	<b>69,405.21</b>
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# Stone Creek Ranch Homeowners Association, Inc.

## Expense Distribution

From 06/01/2020 to 06/30/2020



Common Area Expenses	84.0%
Landscape Saddlebrook	10.7%
Landscape Sundance	5.3%
Total:	100.0%

# Stone Creek Ranch Homeowners Association, Inc.

## Income and Expense Comparative Statement

From : 06/01/2020 to 06/30/2020

	<u>June 2020</u>			<u>January to June</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b><u>Revenues</u></b>						
<b>Common Area Revenue</b>						
Quarterly Assessment				342,629	342,628	1
Assessment to Reserve					(22,500)	22,500
Other Income						
Legal Fees Income		45	(45)		270	(270)
Fine/Violation Income		500	(500)	(125)	1,720	(1,845)
NSF Fees	(25)		(25)	50		50
Late Fee Income	(15)	700	(715)	1,335	4,200	(2,865)
Capital Contribution - Reserve	209		209	7,312		7,312
Pool Income - Passes		50	(50)	25	50	(25)
<b>TOTAL Other Income</b>	<b>169</b>	<b>1,295</b>	<b>(1,126)</b>	<b>8,597</b>	<b>6,240</b>	<b>2,357</b>
Clubhouse Rental Income						
North Clubhouse Rental Income		750	(750)	730	3,875	(3,145)
South Clubhouse Rental Income		500	(500)	1,655	3,000	(1,345)
<b>TOTAL Clubhouse Rental Income</b>	<b>0</b>	<b>1,250</b>	<b>(1,250)</b>	<b>2,385</b>	<b>6,875</b>	<b>(4,490)</b>
Interest Income						
Interest Income - RES/CC				4		4
Interest Income - Reserve Investme				149		149
Interest rec'd on late payment				5		5
Interest Income - Investments		100	(100)	39	600	(561)
<b>TOTAL Interest Income</b>	<b>0</b>	<b>100</b>	<b>(100)</b>	<b>197</b>	<b>600</b>	<b>(403)</b>
<b>TOTAL Common Area Revenue</b>	<b>169</b>	<b>2,645</b>	<b>(2,476)</b>	<b>353,808</b>	<b>333,843</b>	<b>19,965</b>
<b>Sundance Revenues</b>						
Assessment to Reserve - Sundance					(9,334)	9,334
Lawn/Driveway Assessment - Sundance	(1,023)		(1,023)	31,546	31,376	170
<b>TOTAL Sundance Revenues</b>	<b>(1,023)</b>	<b>0</b>	<b>(1,023)</b>	<b>31,546</b>	<b>22,042</b>	<b>9,504</b>
<b>Saddlebrook Revenues</b>						
Landscape Assessment - Saddlebrook				60,807	60,830	(23)
<b>TOTAL Saddlebrook Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60,807</b>	<b>60,830</b>	<b>(23)</b>

<u>June 2020</u>			<u>January to June</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

<b>Total Revenues</b>	<b>(854)</b>	<b>2,645</b>	<b>(3,499)</b>	<b>446,161</b>	<b>416,715</b>	<b>29,446</b>
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**Expenses**

**Common Area Expenses**

Administrative

Management: Contract	3,500	3,500		28,650	24,650	(4,000)
Management: Administrative	465	520	55	4,411	3,630	(781)
Postage/Delivery	830	12	(818)	2,775	112	(2,663)
Office Supplies		300	300	288	1,800	1,512
1/2 Late/Fines to Mgmt. Co.		600	600	545	2,960	2,415
Meeting Expense				115	1,355	1,240
Billing Statements		770	770	14	1,774	1,760
Social		400	400	5,200	6,100	900
Tax Prep					400	400
Legal - Litigation		40	40		360	360
Permit/License/Fees					260	260
Income/Property Tax					390	390
Violation Notices		375	375		1,500	1,500
Foreclosure/Bankruptcy/Bad Debt		1,000	1,000		1,000	1,000
Legal - Collection Fees		45	45	608	270	(338)
Property Insurance - Policy/Premi				6,206		(6,206)

<b>TOTAL Administrative</b>	<b>4,795</b>	<b>7,562</b>	<b>2,767</b>	<b>48,812</b>	<b>46,561</b>	<b>(2,251)</b>
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Building and Grounds

Electrical & Lighting					200	200
Landscape - Common	7,000	7,000		42,000	42,000	
Landscape - Improvement (Bush &	5,940	3,000	(2,940)	10,026	14,100	4,074
Landscape - Irrigation Repair	12,728	2,500	(10,228)	20,508	8,000	(12,508)
Landscape Repair & Maintenance	350	1,000	650	4,778	3,500	(1,278)
Landscape - Seasonal (Pine Stra	13,677	13,500	(177)	19,396	18,700	(696)
Landscape - Janitorial (Pet Waste	1,254	650	(604)	3,740	3,900	160
Maintenance - General	5,890	250	(5,640)	7,403	1,500	(5,903)
Storm Drain Ditch Maint					2,500	2,500
Pond Repair	530	265	(265)	530	1,590	1,060
Stone Wall Maint		2,000	2,000	320	7,000	6,680
Wild Life Control	650	500	(150)	5,199	3,000	(2,199)
Landscape Supplies - Weed Cont	2,350		(2,350)	3,675	2,000	(1,675)
Landscape Supplies - (Chemicals		1,000	1,000	1,950	3,000	1,050

<b>TOTAL Building and Grounds</b>	<b>50,369</b>	<b>31,665</b>	<b>(18,704)</b>	<b>119,525</b>	<b>110,990</b>	<b>(8,535)</b>
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Utilities

Electricity	2,863	2,100	(763)	17,658	10,740	(6,918)
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	<u>June 2020</u>			<u>January to June</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Trash	400	200	(200)	1,100	1,200	100
Electricity - Street Lights	6,480	11,400	4,920	73,163	68,500	(4,663)
Water/Sewer	599	7,700	7,101	11,021	17,850	6,829
Telephone - Clubhouse/Pool	217	425	208	2,324	2,550	226
Water/Sewer - Well 1 Zone City W		5,000	5,000		12,000	12,000
<b>TOTAL Utilities</b>	<b>10,559</b>	<b>26,825</b>	<b>16,266</b>	<b>105,266</b>	<b>112,840</b>	<b>7,574</b>
Community Amenities						
Pool Contract	29,853	16,240	(13,613)	52,699	55,216	2,517
Pool - Repairs & Maintenance	3,710	2,000	(1,710)	12,889	17,000	4,111
Playground Equipment					1,000	1,000
Pool Permit				260		(260)
Pool - Passes/Supplies/Furniture		800	800		1,300	1,300
Pool Entry - Repairs/Maintenance					750	750
<b>TOTAL Community Amenities</b>	<b>33,563</b>	<b>19,040</b>	<b>(14,523)</b>	<b>65,848</b>	<b>75,266</b>	<b>9,418</b>
North Clubhouse						
North Clubhouse - Cleaning		200	200	1,325	950	(375)
North Clubhouse - Maintenance		300	300	454	1,050	596
North Clubhouse Pest Control					138	138
North Clubhouse Supplies					100	100
<b>TOTAL North Clubhouse</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>1,779</b>	<b>2,238</b>	<b>459</b>
South Clubhouse						
South Clubhouse - Cleaning		200	200	975	950	(25)
South Clubhouse - Maintenance		200	200	936	1,200	264
South Clubhouse - Pest Control					138	138
South Clubhouse - Supplies					100	100
<b>TOTAL South Clubhouse</b>	<b>0</b>	<b>400</b>	<b>400</b>	<b>1,911</b>	<b>2,388</b>	<b>477</b>
<b>TOTAL Common Area Expenses</b>	<b>99,286</b>	<b>85,992</b>	<b>(13,294)</b>	<b>343,141</b>	<b>350,283</b>	<b>7,142</b>
Landscape Sundance						
Landscape - Sundance	7,671	2,557	(5,114)	15,342	15,342	
Landscape - Sundance - Improv (Bush & Tree Rep	50	250	200	50	500	450
Landscape - Sundance - Seasonal) Straw & Flowe	4,008		(4,008)	4,008	3,500	(508)
Landscape - Sundance - Supplies	2,075	1,000	(1,075)	2,375	3,000	625
<b>TOTAL Landscape Sundance</b>	<b>13,804</b>	<b>3,807</b>	<b>(9,997)</b>	<b>21,775</b>	<b>22,342</b>	<b>567</b>
Landscape Saddlebrook						
Landscape - Saddlebrook	12,423	6,243	(6,180)	37,395	37,458	63
Landscape - Saddlebrook - Improvements (aer, se	2,325		(2,325)	4,575		(4,575)

	<u>June 2020</u>			<u>January to June</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Landscape - Saddlebrook - Irrigation Repair	360	2,000	1,640	1,535	5,000	3,465
Landscape - Saddlebrook - Seasonl (Straw & Flow					6,126	6,126
Landscape - Saddlebrook - Supplies - Weed Contr		1,000	1,000		5,000	5,000
<b>TOTAL Landscape Saddlebrook</b>	<b>15,108</b>	<b>9,243</b>	<b>(5,865)</b>	<b>43,505</b>	<b>53,584</b>	<b>10,079</b>
<b>Total Expenses</b>	<b>128,198</b>	<b>99,042</b>	<b>(29,156)</b>	<b>408,421</b>	<b>426,209</b>	<b>17,788</b>
<b>Net Income</b>	<b>(129,052)</b>	<b>(96,397)</b>	<b>(32,655)</b>	<b>37,740</b>	<b>(9,494)</b>	<b>47,234</b>