



Association Management Report

May 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

05/31/2020

Assets

Accounts Receivable	40,909.51
Stone Creek Ranch Operating FCB x2772	359,676.99
Stone Creek Ranch Reserve FCB x9051	762,872.84
Stone Creek Ranch PREV MGT Op.	945.02
Stone Creek Ranch PREV MGT Reserves	(3.33)

Total Assets

1,164,401.03

Liabilities

Prepaid Accounts Receivable	24,100.30
Accounts Payable - Net Total	41,995.60

Total Liabilities

66,095.90

Net Worth

Current Operations Fund	246,828.59
Reserve	
Reserves - Unallocated	628,096.78
Reserves - Sundance Driveway	22,500.00
TOTAL Reserve	650,596.78
Operating Surplus	
Commons	25,540.43
Sundance Landscaping	2,575.36
Saddlebrook Landscaping	5,970.48
TOTAL Operating Surplus	34,086.27
Net Income	166,793.49

Total Net Worth

1,098,305.13

Total Net Worth and Liabilities

1,164,401.03

Stone Creek Ranch Homeowners Association, Inc.

Revenues and Expenses Statement

From 05/01/2020 to 05/31/2020

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	7,103.08
Interest Income - RES/CC	18.21
Interest Income - Reserve Investments	148.63
NSF Fees	75.00

Total Revenue	447,369.58
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Expenses

Administrative

Management: Contract	25,149.86
Management: Administrative	3,946.09
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	44,016.74
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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 05/01/2020 to 05/31/2020

	<u>Actual Current Year</u>
Landscape - Seasonal (Pine Straw/Flowers)	339.50
Landscape - Janitorial (Pet Waste)	2,485.59
Maintenance - General	1,318.00
Wild Life Control	3,899.00
Landscape Supplies - (Chemicals)	1,950.00
TOTAL Building and Grounds	<hr/> 50,974.59
Utilities	
Electricity	13,466.16
Trash	700.00
Electricity - Street Lights	66,682.49
Water/Sewer	7,839.14
Telephone - Clubhouse/Pool	2,107.73
TOTAL Utilities	<hr/> 90,795.52
Community Amenities	
Pool Contract	22,846.27
Pool - Repairs & Maintenance	8,379.29
Pool Permit	260.00
TOTAL Community Amenities	<hr/> 31,485.56
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 05/01/2020 to 05/31/2020

Actual Current Year

Total Expense	250,347.41
Net Income	197,022.17

Stone Creek Ranch Homeowners Association, Inc.

Income and Expense Comparative Statement

From : 05/01/2020 to 05/31/2020

	<u>May 2020</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<u>Revenues</u>						
Quarterly Assessment				342,629	342,628	1
Assessment to Reserve					(22,500)	22,500
Assessment to Reserve - Sundance					(9,334)	9,334
Late Fee Income		700	(700)	1,350	3,500	(2,150)
Interest rec'd on late payment				5		5
Interest Income - Investments		100	(100)	39	500	(461)
Landscape Assessment - Sattlebrook				60,807	60,830	(23)
Lawn/Driveway Assessment - Sundance				32,910	31,376	1,534
Legal Fees Income		45	(45)		225	(225)
Fine/Violation Income		550	(550)	(125)	1,220	(1,345)
North Clubhouse Rental Income		625	(625)	730	3,125	(2,395)
South Clubhouse Rental Income		500	(500)	1,655	2,500	(845)
Pool Income - Passes				25		25
Capital Contribution - Reserve	418		418	7,103		7,103
Interest Income - RES/CC				18		18
Interest Income - Reserve Investments				149		149
NSF Fees	(50)		(50)	75		75
Total Revenues	368	2,520	(2,152)	447,370	414,070	33,300

Expenses

Administrative

Management: Contract	3,500	3,500		25,150	21,150	(4,000)
Management: Administrative	275	620	345	3,946	3,110	(836)
Postage/Delivery		15	15	1,945	100	(1,845)
Office Supplies		300	300	288	1,500	1,212
1/2 Late/Fines to Mgmt. Co.		625	625	545	2,360	1,815
Meeting Expense				115	1,355	1,240
Billing Statements		60	60	14	1,004	990
Social		200	200	5,200	5,700	500
Tax Prep					400	400
Legal - Litigation		40	40		320	320
Permit/License/Fees					260	260
Income/Property Tax					390	390
Violation Notices		300	300		1,125	1,125
Foreclosure/Bankruptcy/Bad Debt						

	<u>May 2020</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Legal - Collection Fees		45	45	608	225	(383)
Property Insurance - Policy/Premium				6,206		(6,206)
TOTAL Administrative	3,775	5,705	1,930	44,017	38,999	(5,018)
Building and Grounds						
Electrical & Lighting		100	100		200	200
Landscape - Contract		7,000	7,000	36,354	35,000	(1,354)
Landscape - Improvement (Bush & Tree Replacem		3,000	3,000	1,400	11,100	9,700
Landscape - Irrigation Repair		2,000	2,000	25	5,500	5,475
Landscape Repair & Maintenance (Pruning)		1,000	1,000	3,203	2,500	(703)
Landscape - Seasonal (Pine Straw/Flowers)				340	5,200	4,860
Landscape - Janitorial (Pet Waste)		650	650	2,486	3,250	764
Maintenance - General	(559)	250	809	1,318	1,250	(68)
Storm Drain Ditch Maint		2,500	2,500		2,500	2,500
Pond Repair		265	265		1,325	1,325
Stone Wall Maint		2,000	2,000		5,000	5,000
Wild Life Control		500	500	3,899	2,500	(1,399)
Landscape Supplies - Weed Control		1,000	1,000		2,000	2,000
Landscape Supplies - (Chemicals)		1,000	1,000	1,950	2,000	50
TOTAL Building and Grounds	(559)	21,265	21,824	50,975	79,325	28,350
Utilities						
Electricity	1,111	1,650	539	13,466	8,640	(4,826)
Trash		200	200	700	1,000	300
Electricity - Street Lights	6,483	11,400	4,917	66,682	57,100	(9,582)
Water/Sewer	4,529	5,000	471	7,839	10,150	2,311
Telephone - Clubhouse/Pool	502	425	(77)	2,108	2,125	17
Water/Sewer - Well 1 Zone City Water		4,000	4,000		7,000	7,000
TOTAL Utilities	12,625	22,675	10,050	90,795	86,015	(4,780)
Community Amenities						
Pool Contract		16,240	16,240	22,846	38,976	16,130
Pool - Repairs & Maintenance	1,875	5,000	3,125	8,379	15,000	6,621
Playground Equipment					1,000	1,000
Pool Permit				260		(260)
Pool - Passes/Supplies/Furniture		500	500		500	500
Pool Entry - Repairs/Maintenance					750	750
TOTAL Community Amenities	1,875	21,740	19,865	31,485	56,226	24,741
North Clubhouse						
North Clubhouse - Cleaning		150	150	1,325	750	(575)
North Clubhouse - Maintenance		150	150	454	750	296

	<u>May 2020</u>			<u>January to May</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		138	138
North Clubhouse Supplies					100	100
TOTAL North Clubhouse	0	369	369	1,779	1,738	(41)
South Clubhouse						
South Clubhouse - Cleaning		150	150	975	750	(225)
South Clubhouse - Maintenance		200	200	936	1,000	64
South Clubhouse - Pest Control		69	69		138	138
South Clubhouse - Supplies					100	100
TOTAL South Clubhouse	0	419	419	1,911	1,988	77
Landscape Sundance						
Landscape Contract - Sundance		2,557	2,557	10,657	12,785	2,128
Landscape - Sundance - Improv (Bush & Tree Rep)		250	250		250	250
Landscape - Sundance - Seasonal) Straw & Flowe		3,500	3,500		3,500	3,500
Landscape - Sundance - Supplies		1,000	1,000		2,000	2,000
TOTAL Landscape Sundance	0	7,307	7,307	10,657	18,535	7,878
Landscape Saddlebrook						
Landscape Contract - Saddlebrook		6,243	6,243	18,729	31,215	12,486
Landscape - Saddlebrook - Improvements (aer, se						
Landscape - Saddlebrook - Irrigation Repair		2,000	2,000		3,000	3,000
Landscape - Saddlebrook - Seasonl (Straw & Flow		6,126	6,126		6,126	6,126
Landscape - Saddlebrook - Supplies - Weed Contr					4,000	4,000
TOTAL Landscape Saddlebrook	0	14,369	14,369	18,729	44,341	25,612
Total Expenses	17,716	93,849	76,133	250,348	327,167	76,819
Net Income	(17,348)	(91,329)	73,981	197,022	86,903	110,119