Financial Report Package

Unaudited for Management's Use Only

April 2025

Prepared for

Stonehedge Residents Incorporated

By

Ameri- Tech Realty, Inc.

Management Financial Report
It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

Assets		
PETTY CASH		
10-1010-00-00 Petty Cash	$300.00	
Total PETTY CASH:		$300.00
OPERATING FUNDS		
11-1015-00-00 South State Operating - 7822	70,751.67	
11-1020-00-00 General - BB&T	10,986.89	
11-1050-00-00 Stonehedge Activities Committee 6506	9,839.56	
11-1065-00-00 South State Loan Fund - 7828	49,943.93	
Total OPERATING FUNDS:		$141,522.05
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 7825	194,126.95	
12-1053-00-00 BB&T CDAR 2181 5/2/25 (M/M)	100,000.00	
12-1055-00-00 BB&T Bingo Acct 5167	3,947.21	
Total RESERVE FUNDS:		$298,074.16
NOTES RECEIVABLE		
13-1070-00-00 Notes Receivable SRI	14,175.99	
13-1300-00-00 Utility Deposits	5,075.00	
Total NOTES RECEIVABLE:		$19,250.99
MISC ASSETS		
19-1150-00-00 Building/Fixtures/Land Imprv	3,438,259.00	
19-1155-00-00 Pool/Deck/Heat/Equipment	192,003.00	
19-1190-00-00 Vehicles/Golf Carts	17,884.00	
19-1200-00-00 Park Road Improvements & Drainage	524,725.41	
19-1210-00-00 Land	1,890,000.00	
19-1600-00-00 Combined Accum Depreciation	(2,970,318.84)	
Total MISC ASSETS:		$3,092,552.57
Total Assets:		**$3,551,699.77**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Clubhouse	16,506.04	
20-2020-00-00 Reserves - Paving Roadways	46,702.31	
20-2035-00-00 Reserves - C/H Remodel / A/C Roof	126,452.19	
20-2040-00-00 Reserves - Fence Replacement	10,716.22	
20-2045-00-00 Reserves - Retaining Walls	9,905.31	
20-2050-00-00 Reserves - Shuffleboard Court	8,047.36	
20-2055-00-00 Reserves - Vehicles	14,601.46	
20-2065-00-00 Reserves - Irrigation (Wells)	7,142.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	(76,259.70)	
20-2075-00-00 Reserves - Plumbing (Water)	129,950.39	
20-2080-00-00 Reserves - Elec Pedestals	(69,552.95)	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	39,623.59	
20-2095-00-00 Reserves - Azalea Gate	9,533.10	
20-2110-00-00 Reserves - Pools/Rebuild	(20,014.06)	
20-2200-00-00 Reserves - Deferred Maint	6,175.79	
20-2216-00-00 Reserves- Clubhouse Equip-A/C	11,727.46	
20-2310-00-00 Reserves - Interest	17,567.88	
20-2320-00-00 Bingo Income	1,745.70	
20-2430-00-00 Pavilion Funds	7,504.07	
Total LIABILITIES:		$298,074.16
EQUITY/CAPITAL		

30-3050-00-00	Paid in Capital	$783.76	
30-3055-00-00	Common Stock	4,959,250.00	
30-3100-00-00	Combined Retained Earnings	2,610.00	
30-3200-00-00	Prior Years	(1,707,919.35)	
Total EQUITY/CAPITAL:			$3,254,724.41
	Net Income Gain / Loss	(1,098.80)	
			($1,098.80)
Total Liabilities & Equity:			**$3,551,699.77**

Income Statement - Operating	Date: 5/8/2025
Stonehedge Residents Incorporated	Time: 2:41 pm
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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Unit Maintenance Fees	$85,879.54	$90,100.00	($4,220.46)	$346,759.40	$360,400.00	($13,640.60)	$1,081,200.00
4020	Unit Late Fees	-	8.33	(8.33)	-	33.32	(33.32)	100.00
4310	Beacon Income	-	391.67	(391.67)	-	1,566.68	(1,566.68)	4,700.00
4415	Activities Committee Income	419.45	416.67	2.78	4,463.81	1,666.68	2,797.13	5,000.00
4420	Walk of Life	-	8.33	(8.33)	-	33.32	(33.32)	100.00
4450	Interest Inc/Loan Fnd	-	12.50	(12.50)	-	50.00	(50.00)	150.00
4500	Background Checks	250.00	-	250.00	350.00	-	350.00	-
4510	Remotes	135.00	-	135.00	195.00	-	195.00	-
4600	Irrigation Income	198.00	166.67	31.33	323.00	666.68	(343.68)	2,000.00
4800	Other Income/Sod/Remotes	587.00	291.67	295.33	3,275.01	1,166.68	2,108.33	3,500.00
4900	Loan Pmts/Int only	(144.73)	66.67	(211.40)	119.76	266.68	(146.92)	800.00
Total REVENUE		87,324.26	91,462.51	(4,138.25)	355,485.98	365,850.04	(10,364.06)	1,097,550.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	271.00	541.67	270.67	3,252.75	2,166.68	(1,086.07)	6,500.00
5015	Donations	-	20.83	20.83	-	83.32	83.32	250.00
5020	Office Expense-onsite/Beacon	400.60	666.67	266.07	3,291.55	2,666.68	(624.87)	8,000.00
5025	Activity Committee Sales Tax	82.98	66.25	(16.73)	861.59	265.00	(596.59)	795.00
5030	Activities Committee Exp	1,243.28	416.67	(826.61)	3,005.98	1,666.68	(1,339.30)	5,000.00
5040	Background Check Expenses	180.00	-	(180.00)	560.00	-	(560.00)	-
5300	Insurance - General July	-	2,500.00	2,500.00	-	10,000.00	10,000.00	30,000.00
5400	Lawn Service Contract	4,284.00	7,000.00	2,716.00	12,728.00	28,000.00	15,272.00	84,000.00
5430	Fertilization/Pest Control	7,400.00	3,125.00	(4,275.00)	11,843.00	12,500.00	657.00	37,500.00
5440	Tree Trim/ Landscape/Sod	14,215.86	1,875.00	(12,340.86)	14,215.86	7,500.00	(6,715.86)	22,500.00
5600	Lic/Permit Fees/DBPR	300.00	133.33	(166.67)	1,530.00	533.32	(996.68)	1,600.00
5800	Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	8,480.00	8,480.00	-	25,440.00
5900	Professional - Legal	-	583.33	583.33	385.00	2,333.32	1,948.32	7,000.00
5910	Professional - Tax/Audit	-	208.33	208.33	-	833.32	833.32	2,500.00
6100	Repair/Maint - Building	410.61	875.00	464.39	4,698.88	3,500.00	(1,198.88)	10,500.00
6110	Repair/Maint - Grounds	313.29	500.00	186.71	3,375.56	2,000.00	(1,375.56)	6,000.00
6120	Walk of Life	-	8.33	8.33	-	33.32	33.32	100.00
6130	Repair/Maint -Irrigation	143.62	500.00	356.38	1,059.05	2,000.00	940.95	6,000.00
6200	Pool - Chemicals	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
6210	Pool - Supplies/Repairs	32.08	333.33	301.25	882.08	1,333.32	451.24	4,000.00
6310	Cleaning Supplies	-	50.00	50.00	-	200.00	200.00	600.00
6400	Salaries Expense - Office	5,676.14	6,250.00	573.86	22,704.57	25,000.00	2,295.43	75,000.00
6410	Salaries Expense - Maint	7,626.50	8,250.00	623.50	30,865.44	33,000.00	2,134.56	99,000.00
7000	Electric	4,606.19	4,666.67	60.48	15,164.92	18,666.68	3,501.76	56,000.00
7001	Utilities - Water/Sewer	17,715.65	15,916.67	(1,798.98)	76,891.67	63,666.68	(13,224.99)	191,000.00
7003	Utilities - Trash	7,777.11	7,916.67	139.56	31,108.44	31,666.68	558.24	95,000.00
7004	Utilities - Natural Gas	48.05	183.33	135.28	1,645.89	733.32	(912.57)	2,200.00
7005	Telephone	-	175.00	175.00	562.89	700.00	137.11	2,100.00
7006	Cable/Internet	14,953.81	14,583.33	(370.48)	59,222.89	58,333.32	(889.57)	175,000.00
7900	Reserve Study	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
8000	Operating Contingency	260.00	72.08	(187.92)	894.86	288.32	(606.54)	865.00
8080	Cameras & Surveillance	-	-	-	2,153.91	-	(2,153.91)	-
Total OPERATING EXPENSES		90,060.77	80,162.49	(9,898.28)	311,384.78	320,649.96	9,265.18	961,950.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Clubhouse	300.00	300.00	-	1,200.00	1,200.00	-	3,600.00

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
9020	Reserves - Paving Roadways	$1,500.00	$1,500.00	$-	$6,000.00	$6,000.00	$-	$18,000.00
9035	Reserves - C/H Remodel / A/C Roof	5,075.00	5,075.00	-	20,300.00	20,300.00	-	60,900.00
9050	Reserves - Shuffleboard Courts	100.00	100.00	-	400.00	400.00	-	1,200.00
9065	Reserves - Irrigation (Wells)	800.00	800.00	-	3,200.00	3,200.00	-	9,600.00
9080	Reserves - Elec Pedestals	2,525.00	2,525.00	-	10,100.00	10,100.00	-	30,300.00
9085	Reserves - Pool/Deck/Heat/Eq	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
9095	Reserves - Azalea Gate	200.00	200.00	-	800.00	800.00	-	2,400.00
9216	Reserves - Clubhouse Equip- A/C	300.00	300.00	-	1,200.00	1,200.00	-	3,600.00
Total NON OPERATING EXPENSES		11,300.00	11,300.00	-	45,200.00	45,200.00	0.00	135,600.00
Total EXPENSES		$101,360.77	$91,462.49	($9,898.28)	$356,584.78	$365,849.96	$9,265.18	$1,097,550.00
COMBINED NET INCOME		($14,036.51)	$0.02	($14,036.53)	($1,098.80)	$0.08	($1,098.88)	$-