



Financial Report Package

Unaudited for Management's Use Only

October 2024

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 47,278.26

 11-1020-00-00 General - BB&T 4,492.77

 11-1050-00-00 Stonehedge Activities Committee 6506 10,887.40

 11-1065-00-00 South State Loan Fund - 7828 46,027.15

Total OPERATING FUNDS:

\$108,685.58

RESERVE FUNDS

 12-1035-00-00 South State Reserves - 7825 231,978.82

 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 3,613.13

Total RESERVE FUNDS:

\$335,591.95

NOTES RECEIVABLE

 13-1070-00-00 Notes Receivable SRI 18,092.77

 13-1300-00-00 Utility Deposits 5,075.00

Total NOTES RECEIVABLE:

\$23,167.77

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:
\$3,560,297.87
Liabilities & Equity

LIABILITIES

 20-2010-00-00 Reserves - Painting Clubhouse 15,106.04

 20-2020-00-00 Reserves - Paving Roadways 38,302.31

 20-2035-00-00 Reserves - C/H Remodel / A/C Roof 98,202.19

 20-2040-00-00 Reserves - Fence Replacement 10,716.22

 20-2045-00-00 Reserves - Retaining Walls 9,505.31

 20-2050-00-00 Reserves - Shuffleboard Court 7,647.36

 20-2055-00-00 Reserves - Vehicles 14,417.05

 20-2065-00-00 Reserves - Irrigation 2,942.00

 20-2070-00-00 Reserves - Sewer/Storm Drains (73,578.76)

 20-2075-00-00 Reserves - Plumbing (Water) 130,708.87

 20-2080-00-00 Reserves - Elec Pedestals (29,239.39)

 20-2085-00-00 Reserves - Pool/Dec/Heat/Eq 41,583.59

 20-2095-00-00 Reserves - Azalea Gate 8,533.10

 20-2110-00-00 Reserves - Pools/Rebuild 20,318.61

 20-2200-00-00 Reserves - Deferred Maint 6,175.79

 20-2216-00-00 Reserves- Clubhouse Equip-A/C 10,692.46

 20-2310-00-00 Reserves - Interest 14,791.51

 20-2320-00-00 Bingo Income 1,411.62

 20-2430-00-00 Pavilion Funds 7,356.07

Total LIABILITIES:

\$335,591.95

EQUITY/CAPITAL



Balance Sheet - Operating

Stonehedge Residents Incorporated
End Date: 10/31/2024

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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	<u>(1,736,915.38)</u>	
Total EQUITY/CAPITAL:		<u>\$3,225,728.38</u>
Net Income Gain / Loss	<u>(1,022.46)</u>	<u>(\$1,022.46)</u>
Total Liabilities & Equity:		<u><u>\$3,560,297.87</u></u>



Income Statement - Operating
Stonehedge Residents Incorporated
 10/31/2024

Date: 11/8/2024
 Time: 6:34 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$88,176.54	\$87,450.00	\$726.54	\$868,264.59	\$874,500.00	(\$6,235.41)	\$1,049,400.00
4020 Unit Late Fees	-	33.33	(33.33)	(83.34)	333.30	(416.64)	400.00
4310 Beacon Income	-	391.67	(391.67)	4,100.00	3,916.70	183.30	4,700.00
4415 Activities Committee Income	-	416.67	(416.67)	-	4,166.70	(4,166.70)	5,000.00
4420 Walk of Life	-	8.33	(8.33)	100.00	83.30	16.70	100.00
4450 Interest Inc/Loan Fnd	-	12.50	(12.50)	269.76	125.00	144.76	150.00
4600 Irrigation Income	174.00	166.67	7.33	1,860.08	1,666.70	193.38	2,000.00
4800 Other Income/Sod/Remotes	600.00	416.67	183.33	3,528.30	4,166.70	(638.40)	5,000.00
4900 Loan Pmts/Int only	(203.85)	58.33	(262.18)	724.19	583.30	140.89	700.00
Total REVENUE	88,746.69	88,954.17	(207.48)	878,763.58	889,541.70	(10,778.12)	1,067,450.00
EXPENSES							
OPERATING EXPENSES							
5010 Bank/Coupons/Administrative	2,462.50	583.33	(1,879.17)	6,349.98	5,833.30	(516.68)	7,000.00
5015 Donations	-	20.83	20.83	-	208.30	208.30	250.00
5020 Office Expense-onsite/Beacon	378.20	541.67	163.47	8,129.81	5,416.70	(2,713.11)	6,500.00
5025 Activities Funding	-	66.25	66.25	-	662.50	662.50	795.00
5030 Activities Committee Exp	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5300 Insurance - General July	-	3,333.33	3,333.33	27,290.03	33,333.30	6,043.27	40,000.00
5400 Lawn Service Contract	-	6,750.00	6,750.00	72,975.00	67,500.00	(5,475.00)	81,000.00
5430 Fertilization/Pest Control	3,875.00	3,125.00	(750.00)	22,692.00	31,250.00	8,558.00	37,500.00
5440 Tree Trim/ Landscape/Sod	4,977.46	1,666.67	(3,310.79)	16,979.86	16,666.70	(313.16)	20,000.00
5600 Lic/Permit Fees/DBPR	-	125.00	125.00	450.00	1,250.00	800.00	1,500.00
5800 Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	21,200.00	21,200.00	-	25,440.00
5900 Professional - Legal	-	500.00	500.00	7,447.80	5,000.00	(2,447.80)	6,000.00
5910 Professional - Tax/Audit	-	500.00	500.00	1,608.68	5,000.00	3,391.32	6,000.00
6100 Repair/Maint - Building	(368.89)	666.67	1,035.56	21,983.90	6,666.70	(15,317.20)	8,000.00
6110 Repair/Maint - Grounds	841.65	583.33	(258.32)	4,898.83	5,833.30	934.47	7,000.00
6120 Walk of Life	-	16.67	16.67	106.50	166.70	60.20	200.00
6130 Repair/Maint -Irrigation	237.27	583.33	346.06	4,121.03	5,833.30	1,712.27	7,000.00
6160 SRI Repay Expense	55.50	-	(55.50)	55.50	-	(55.50)	-
6200 Pool - Chemicals	-	375.00	375.00	4,070.11	3,750.00	(320.11)	4,500.00
6210 Pool - Supplies/Repairs	-	333.33	333.33	2,920.50	3,333.30	412.80	4,000.00
6310 Cleaning Supplies	-	75.00	75.00	242.71	750.00	507.29	900.00
6400 Salaries Expense - Office	8,871.46	6,166.67	(2,704.79)	60,164.97	61,666.70	1,501.73	74,000.00
6410 Salaries Expense - Maint	3,664.16	8,000.00	4,335.84	73,673.21	80,000.00	6,326.79	96,000.00
7000 Electric	3,796.94	5,083.33	1,286.39	40,654.63	50,833.30	10,178.67	61,000.00
7001 Utilities - Water/Sewer	13,532.58	15,333.33	1,800.75	148,189.52	153,333.30	5,143.78	184,000.00
7003 Utilities - Trash	7,668.42	7,666.67	(1.75)	78,418.62	76,666.70	(1,751.92)	92,000.00
7004 Utilities - Natural Gas	120.51	250.00	129.49	1,252.06	2,500.00	1,247.94	3,000.00
7005 Telephone	187.45	225.00	37.55	1,688.41	2,250.00	561.59	2,700.00
7006 Cable TV	27,722.12	13,833.33	(13,888.79)	152,472.38	138,333.30	(14,139.08)	166,000.00
8000 Operating Contingency	-	38.75	38.75	-	387.50	387.50	465.00
Total OPERATING EXPENSES	80,142.33	78,979.16	(1,163.17)	780,036.04	789,791.60	9,755.56	947,750.00
NON OPERATING EXPENSES							
9010 Reserves - Painting Clubhouse	100.00	100.00	-	1,000.00	1,000.00	-	1,200.00
9020 Reserves - Paving Roadways	1,200.00	1,200.00	-	12,000.00	12,000.00	-	14,400.00
9035 Reserves - C/H Remodel / A/C Roof	3,975.00	3,975.00	-	39,750.00	39,750.00	-	47,700.00
9045 Reserves - Retaining Walls	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00
9055 Reserves - Vehicles	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00



Income Statement - Operating
Stonehedge Residents Incorporated
 10/31/2024

Date: 11/8/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9065 Reserves - Irrigation	\$500.00	\$500.00	\$-	\$5,000.00	\$5,000.00	\$-	\$6,000.00
9070 Reserves - Sewer/Storm Drains	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
9085 Reserves - Pool/Deck/Heat/Eq	2,500.00	2,500.00	-	25,000.00	25,000.00	-	30,000.00
9095 Reserves - Azalea Gate	100.00	100.00	-	1,000.00	1,000.00	-	1,200.00
9216 Reserves - Clubhouse Equip- A/C	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00
Total NON OPERATING EXPENSES	9,975.00	9,975.00	-	99,750.00	99,750.00	0.00	119,700.00
Total EXPENSES	\$90,117.33	\$88,954.16	(\$1,163.17)	\$879,786.04	\$889,541.60	\$9,755.56	\$1,067,450.00
COMBINED NET INCOME	(\$1,370.64)	\$0.01	(\$1,370.65)	(\$1,022.46)	\$0.10	(\$1,022.56)	\$-



Income Statement Summary - Operating
 Stonehedge Residents Incorporated
 Fiscal Period: October 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	95,679.80	83,037.00	86,515.58	88,615.32	90,856.93	82,517.42	87,102.58	84,211.00	81,552.42	88,176.54	-	-	\$868,264.59
4020 Unit Late Fees	28.24	-	-	(111.58)	-	-	-	-	-	-	-	-	(83.34)
4310 Beacon Income	-	-	-	-	-	-	-	4,100.00	-	-	-	-	4,100.00
4420 Walk of Life	50.00	-	-	-	-	50.00	-	-	-	-	-	-	100.00
4450 Interest Inc/Loan Fnd	41.89	94.57	131.84	0.34	0.33	0.34	0.33	0.12	-	-	-	-	269.76
4600 Irrigation Income	86.00	114.00	246.18	292.00	362.90	391.00	-	194.00	-	174.00	-	-	1,860.08
4800 Other Income/Sod/Remotes	290.00	299.20	382.10	451.00	825.00	301.00	-	280.00	100.00	600.00	-	-	3,528.30
4900 Loan Pmts/Int only	78.29	77.15	76.02	74.87	70.22	72.57	71.41	70.25	337.26	(203.85)	-	-	724.19
Total REVENUE	96,254.22	83,621.92	87,351.72	89,321.95	92,115.38	83,332.33	87,174.32	88,855.37	81,989.68	88,746.69	-	-	878,763.58
EXPENSES													
OPERATING EXPENSES													
5010 Bank/Coupons/Administrative	1,046.47	320.54	254.00	804.00	210.00	410.00	210.00	322.47	310.00	2,462.50	-	-	6,349.98
5020 Office Expense-onsite/Beacon	144.68	2,239.09	569.14	894.54	919.02	2,337.83	346.45	140.86	160.00	378.20	-	-	8,129.81
5300 Insurance - General July	-	-	-	-	5,343.91	21,224.33	702.95	18.84	-	-	-	-	27,290.03
5400 Lawn Service Contract	4,160.00	4,160.00	8,320.00	-	10,400.00	-	11,845.00	18,720.00	15,370.00	-	-	-	72,975.00
5430 Fertilization/Pest Control	3,525.00	568.00	-	3,525.00	3,875.00	7,187.00	-	-	137.00	3,875.00	-	-	22,692.00
5440 Tree Trim/ Landscape/Sod	-	-	-	-	-	12,002.40	-	-	-	4,977.46	-	-	16,979.86
5600 Lic/Permit Fees/DBPR	90.00	-	-	360.00	-	-	-	-	-	-	-	-	450.00
5800 Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	-	-	21,200.00
5900 Professional - Legal	-	2,952.30	912.68	1,502.80	292.63	-	840.00	-	947.39	-	-	-	7,447.80
5910 Professional - Tax/Audit	708.68	-	-	-	-	-	-	-	900.00	-	-	-	1,608.68
6100 Repair/Maint - Building	1,243.07	568.09	614.09	12,012.01	2,501.17	(387.50)	347.55	860.46	4,593.85	(368.89)	-	-	21,983.90
6110 Repair/Maint - Grounds	714.69	14.94	251.93	12.17	240.79	1,800.09	652.72	259.79	110.06	841.65	-	-	4,898.83
6120 Walk of Life	35.50	-	35.50	-	-	-	35.50	-	-	-	-	-	106.50
6130 Repair/Maint -Irrigation	57.44	-	-	113.87	1,267.99	328.93	686.64	706.69	722.20	237.27	-	-	4,121.03
6160 SRI Repay Expense	-	-	-	-	-	-	-	-	-	55.50	-	-	55.50
6200 Pool - Chemicals	261.50	224.64	264.83	383.38	822.86	1,201.72	144.24	766.94	-	-	-	-	4,070.11
6210 Pool - Supplies/Repairs	402.03	225.82	363.27	1,607.41	181.26	-	101.74	38.97	-	-	-	-	2,920.50
6310 Cleaning Supplies	76.32	-	48.22	30.56	51.30	-	13.89	22.42	-	-	-	-	242.71
6400 Salaries Expense - Office	5,676.14	5,676.14	5,676.14	5,676.14	6,576.14	8,514.21	5,676.14	6,176.14	1,646.32	8,871.46	-	-	60,164.97
6410 Salaries Expense - Maint	7,410.46	7,410.46	7,451.37	7,328.32	7,328.32	11,054.09	7,369.39	7,328.32	7,328.32	3,664.16	-	-	73,673.21
7000 Electric	4,408.83	4,469.37	4,041.43	3,897.16	3,676.80	4,280.88	4,124.28	4,201.88	3,757.06	3,796.94	-	-	40,654.63
7001 Utilities - Water/Sewer	13,662.53	17,169.90	16,428.31	16,068.61	17,767.23	13,375.39	12,916.70	13,371.87	13,896.40	13,532.58	-	-	148,189.52
7003 Utilities - Trash	7,962.66	7,962.66	7,962.66	7,962.66	8,206.81	7,687.49	7,668.42	7,668.42	7,668.42	7,668.42	-	-	78,418.62
7004 Utilities - Natural Gas	55.79	57.30	53.17	294.04	988.78	48.95	(452.85)	43.11	43.26	120.51	-	-	1,252.06
7005 Telephone	187.93	187.89	187.77	187.49	187.51	187.49	(0.04)	187.47	187.45	187.45	-	-	1,688.41
7006 Cable TV	13,861.14	13,861.14	13,861.14	13,861.14	13,861.14	27,722.28	-	13,861.14	13,861.14	27,722.12	-	-	152,472.38
Total OPERATING EXPENSES	67,810.86	70,188.28	69,415.65	78,641.30	86,818.66	121,095.58	55,348.72	76,815.79	73,758.87	80,142.33	-	-	780,036.04
NON OPERATING EXPENSES													
9010 Reserves - Painting Clubhouse	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	1,000.00



Income Statement Summary - Operating

Stonehedge Residents Incorporated

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9020 Reserves - Paving Roadways	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	-	-	\$12,000.00
9035 Reserves - C/H Remodel / A/C Roof	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	3,975.00	-	-	39,750.00
9045 Reserves - Retaining Walls	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	2,000.00
9055 Reserves - Vehicles	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	2,000.00
9065 Reserves - Irrigation	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	-	-	5,000.00
9070 Reserves - Sewer/Storm Drains	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	-	-	10,000.00
9085 Reserves - Pool/Deck/Heat/Eq	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	-	-	25,000.00
9095 Reserves - Azalea Gate	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	1,000.00
9216 Reserves - Clubhouse Equip- A/C	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	2,000.00
Total NON OPERATING EXPENSES	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	9,975.00	-	-	99,750.00
Total EXPENSES	77,785.86	80,163.28	79,390.65	88,616.30	96,793.66	131,070.58	65,323.72	86,790.79	83,733.87	90,117.33	-	-	879,786.04
Net Income:	18,468.36	3,458.64	7,961.07	705.65	(4,678.28)	(47,738.25)	21,850.60	2,064.58	(1,744.19)	(1,370.64)	-	-	(1,022.46)