



# **Financial Report Package**

**Unaudited for Management's Use Only**

**January 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 83,983.96

 11-1020-00-00 General - BB&T 14,729.43

 11-1050-00-00 Stonehedge Activities Committee 6506 8,318.48

 11-1065-00-00 South State Loan Fund - 7828 46,842.29

Total OPERATING FUNDS:

\$153,874.16

## RESERVE FUNDS

 12-1035-00-00 South State Reserves - 7825 184,749.59

 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 3,634.52

Total RESERVE FUNDS:

\$288,384.11

## NOTES RECEIVABLE

 13-1070-00-00 Notes Receivable SRI 17,277.63

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

Total NOTES RECEIVABLE:

\$22,352.63

## 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:**
\$3,557,463.47
**Liabilities & Equity**

## LIABILITIES

 20-2010-00-00 Reserves - Painting Clubhouse 15,606.04

 20-2020-00-00 Reserves - Paving Roadways 42,202.31

 20-2035-00-00 Reserves - C/H Remodel / A/C Roof 111,227.19

 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 7,747.36

 20-2055-00-00 Reserves - Vehicles 14,817.05

 20-2065-00-00 Reserves - Irrigation (Wells) 4,742.00

 20-2070-00-00 Reserves - Sewer/Storm Drains (71,578.76)

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

 20-2080-00-00 Reserves - Elec Pedestals (65,772.86)

 20-2085-00-00 Reserves - Pool/Dec/Heat/Eq 38,123.59

 20-2095-00-00 Reserves - Azalea Gate 8,933.10

 20-2110-00-00 Reserves - Pools/Rebuild (11,494.99)

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

 20-2216-00-00 Reserves- Clubhouse Equip-A/C 10,992.46

 20-2310-00-00 Reserves - Interest 16,544.35

 20-2320-00-00 Bingo Income 1,433.01

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

Total LIABILITIES:

\$288,384.11

## EQUITY/CAPITAL



**Balance Sheet - Operating**

Stonehedge Residents Incorporated  
End Date: 01/31/2025

Date: 2/11/2025  
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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	(1,707,919.35)	
Total EQUITY/CAPITAL:		<u>\$3,254,724.41</u>
Net Income Gain / Loss	<u>14,354.95</u>	
		<u>\$14,354.95</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$3,557,463.47</u></u></b>



**Income Statement - Operating**  
**Stonehedge Residents Incorporated**  
 01/31/2025

Date: 2/11/2025  
 Time: 12:13 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$105,375.38	\$90,100.00	\$15,275.38	\$105,375.38	\$90,100.00	\$15,275.38	\$1,081,200.00
4020 Unit Late Fees	-	8.33	(8.33)	-	8.33	(8.33)	100.00
4310 Beacon Income	-	391.67	(391.67)	-	391.67	(391.67)	4,700.00
4415 Activities Committee Income	-	416.67	(416.67)	-	416.67	(416.67)	5,000.00
4420 Walk of Life	-	8.33	(8.33)	-	8.33	(8.33)	100.00
4450 Interest Inc/Loan Fnd	-	12.50	(12.50)	-	12.50	(12.50)	150.00
4600 Irrigation Income	118.00	166.67	(48.67)	118.00	166.67	(48.67)	2,000.00
4800 Other Income/Sod/Remotes	150.00	291.67	(141.67)	150.00	291.67	(141.67)	3,500.00
4900 Loan Pmts/Int only	64.36	66.67	(2.31)	64.36	66.67	(2.31)	800.00
<b>Total REVENUE</b>	<b>105,707.74</b>	<b>91,462.51</b>	<b>14,245.23</b>	<b>105,707.74</b>	<b>91,462.51</b>	<b>14,245.23</b>	<b>1,097,550.00</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
5010 Bank/Coupons/Administrative	2,306.75	541.67	(1,765.08)	2,306.75	541.67	(1,765.08)	6,500.00
5015 Donations	-	20.83	20.83	-	20.83	20.83	250.00
5020 Office Expense-onsite/Beacon	40.00	666.67	626.67	40.00	666.67	626.67	8,000.00
5025 Activity Committee Sales Tax	778.61	66.25	(712.36)	778.61	66.25	(712.36)	795.00
5030 Activities Committee Exp	-	416.67	416.67	-	416.67	416.67	5,000.00
5300 Insurance - General July	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
5400 Lawn Service Contract	4,160.00	7,000.00	2,840.00	4,160.00	7,000.00	2,840.00	84,000.00
5430 Fertilization/Pest Control	350.00	3,125.00	2,775.00	350.00	3,125.00	2,775.00	37,500.00
5440 Tree Trim/ Landscape/Sod	-	1,875.00	1,875.00	-	1,875.00	1,875.00	22,500.00
5600 Lic/Permit Fees/DBPR	1,150.00	133.33	(1,016.67)	1,150.00	133.33	(1,016.67)	1,600.00
5800 Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	2,120.00	2,120.00	-	25,440.00
5900 Professional - Legal	385.00	583.33	198.33	385.00	583.33	198.33	7,000.00
5910 Professional - Tax/Audit	-	208.33	208.33	-	208.33	208.33	2,500.00
6100 Repair/Maint - Building	1,991.47	875.00	(1,116.47)	1,991.47	875.00	(1,116.47)	10,500.00
6110 Repair/Maint - Grounds	5,645.19	500.00	(5,145.19)	5,645.19	500.00	(5,145.19)	6,000.00
6120 Walk of Life	-	8.33	8.33	-	8.33	8.33	100.00
6130 Repair/Maint -Irrigation	219.64	500.00	280.36	219.64	500.00	280.36	6,000.00
6200 Pool - Chemicals	-	375.00	375.00	-	375.00	375.00	4,500.00
6210 Pool - Supplies/Repairs	850.00	333.33	(516.67)	850.00	333.33	(516.67)	4,000.00
6310 Cleaning Supplies	-	50.00	50.00	-	50.00	50.00	600.00
6400 Salaries Expense - Office	5,676.15	6,250.00	573.85	5,676.15	6,250.00	573.85	75,000.00
6410 Salaries Expense - Maint	7,775.97	8,250.00	474.03	7,775.97	8,250.00	474.03	99,000.00
7000 Electric	3,296.41	4,666.67	1,370.26	3,296.41	4,666.67	1,370.26	56,000.00
7001 Utilities - Water/Sewer	18,948.70	15,916.67	(3,032.03)	18,948.70	15,916.67	(3,032.03)	191,000.00
7003 Utilities - Trash	7,777.11	7,916.67	139.56	7,777.11	7,916.67	139.56	95,000.00
7004 Utilities - Natural Gas	1,226.99	183.33	(1,043.66)	1,226.99	183.33	(1,043.66)	2,200.00
7005 Telephone	375.44	175.00	(200.44)	375.44	175.00	(200.44)	2,100.00
7006 Cable/Internet	14,756.36	14,583.33	(173.03)	14,756.36	14,583.33	(173.03)	175,000.00
7900 Reserve Study	-	250.00	250.00	-	250.00	250.00	3,000.00
8000 Operating Contingency	223.00	72.08	(150.92)	223.00	72.08	(150.92)	865.00
<b>Total OPERATING EXPENSES</b>	<b>80,052.79</b>	<b>80,162.49</b>	<b>109.70</b>	<b>80,052.79</b>	<b>80,162.49</b>	<b>109.70</b>	<b>961,950.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves - Painting Clubhouse	300.00	300.00	-	300.00	300.00	-	3,600.00
9020 Reserves - Paving Roadways	1,500.00	1,500.00	-	1,500.00	1,500.00	-	18,000.00
9035 Reserves - C/H Remodel / A/C Roof	5,075.00	5,075.00	-	5,075.00	5,075.00	-	60,900.00
9050 Reserves - Shuffleboard Courts	100.00	100.00	-	100.00	100.00	-	1,200.00
9065 Reserves - Irrigation (Wells)	800.00	800.00	-	800.00	800.00	-	9,600.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9080 Reserves - Elec Pedestals	\$2,525.00	\$2,525.00	\$-	\$2,525.00	\$2,525.00	\$-	\$30,300.00
9085 Reserves - Pool/Deck/Heat/Eq	500.00	500.00	-	500.00	500.00	-	6,000.00
9095 Reserves - Azalea Gate	200.00	200.00	-	200.00	200.00	-	2,400.00
9216 Reserves - Clubhouse Equip- A/C	300.00	300.00	-	300.00	300.00	-	3,600.00
<b>Total NON OPERATING EXPENSES</b>	<b>11,300.00</b>	<b>11,300.00</b>	<b>-</b>	<b>11,300.00</b>	<b>11,300.00</b>	<b>0.00</b>	<b>135,600.00</b>
<b>Total EXPENSES</b>	<b>\$91,352.79</b>	<b>\$91,462.49</b>	<b>\$109.70</b>	<b>\$91,352.79</b>	<b>\$91,462.49</b>	<b>\$109.70</b>	<b>\$1,097,550.00</b>
<b>COMBINED NET INCOME</b>	<b>\$14,354.95</b>	<b>\$0.02</b>	<b>\$14,354.93</b>	<b>\$14,354.95</b>	<b>\$0.02</b>	<b>\$14,354.93</b>	<b>\$-</b>