



Financial Report Package

Unaudited for Management's Use Only

May 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:		<u>\$300.00</u>

OPERATING FUNDS

11-1015-00-00 South State Operating - 7822	54,258.51	
11-1020-00-00 General - BB&T	10,948.75	
11-1050-00-00 Stonehedge Activities Committee 6506	9,300.02	
11-1065-00-00 South State Loan Fund - 7828	26,757.36	
Total OPERATING FUNDS:		<u>\$101,264.64</u>

RESERVE FUNDS

12-1035-00-00 South State Reserves - 7825	191,278.73	
12-1055-00-00 BB&T Bingo Acct 5167	3,947.24	
12-1056-00-00 Truist-Pavillion Donation CD 7758 10/23/25 3.710%	7,500.00	
12-1057-00-00 Truist CD 3242 M/M 10/13/25 3.71%	100,000.00	
Total RESERVE FUNDS:		<u>\$302,725.97</u>

NOTES RECEIVABLE

13-1070-00-00 Notes Receivable SRI	13,888.32	
13-1300-00-00 Utility Deposits	5,075.00	
Total NOTES RECEIVABLE:		<u>\$18,963.32</u>

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:		<u>\$3,092,552.57</u>

Total Assets:

\$3,515,806.50

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Painting Clubhouse	16,806.04	
20-2020-00-00 Reserves - Paving Roadways	48,202.31	
20-2035-00-00 Reserves - C/H Remodel / A/C Roof	131,527.19	
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	8,147.36	
20-2055-00-00 Reserves - Vehicles	14,601.46	
20-2065-00-00 Reserves - Irrigation (Wells)	7,942.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	(83,759.70)	
20-2075-00-00 Reserves - Plumbing (Water)	129,950.39	
20-2080-00-00 Reserves - Elec Pedestals	(67,027.95)	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	40,123.59	
20-2095-00-00 Reserves - Azalea Gate	9,733.10	
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	12,027.46	
20-2310-00-00 Reserves - Interest	16,218.15	
20-2320-00-00 Bingo Income	3,947.24	
20-2430-00-00 Pavilion Funds	7,504.07	
Total LIABILITIES:		<u>\$302,725.97</u>



Balance Sheet - Operating

Stonehedge Residents Incorporated

End Date: 05/31/2025

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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:		<u>\$3,254,724.41</u>
	Net Income Gain / Loss	<u>(41,643.88)</u>
		<u>(\$41,643.88)</u>
Total Liabilities & Equity:		<u><u>\$3,515,806.50</u></u>

Income Statement - Operating

Stonehedge Residents Incorporated

05/31/2025

Date: 6/5/2025
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$90,106.89	\$90,100.00	\$6.89	\$436,866.29	\$450,500.00	(\$13,633.71)	\$1,081,200.00
4020	Unit Late Fees	83.49	8.33	75.16	83.49	41.65	41.84	100.00
4310	Beacon Income	-	391.67	(391.67)	-	1,958.35	(1,958.35)	4,700.00
4415	Activities Committee Income	-	416.67	(416.67)	4,463.81	2,083.35	2,380.46	5,000.00
4420	Walk of Life	-	8.33	(8.33)	-	41.65	(41.65)	100.00
4450	Interest Inc/Loan Fnd	-	12.50	(12.50)	-	62.50	(62.50)	150.00
4500	Background Checks	200.00	-	200.00	550.00	-	550.00	-
4510	Remotes	15.00	-	15.00	210.00	-	210.00	-
4600	Irrigation Income	234.00	166.67	67.33	557.00	833.35	(276.35)	2,000.00
4800	Other Income/Sod/Remotes	200.00	291.67	(91.67)	3,475.01	1,458.35	2,016.66	3,500.00
4900	Loan Pmts/Int only	170.17	66.67	103.50	289.93	333.35	(43.42)	800.00
Total REVENUE		91,009.55	91,462.51	(452.96)	446,495.53	457,312.55	(10,817.02)	1,097,550.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	235.00	541.67	306.67	3,487.75	2,708.35	(779.40)	6,500.00
5015	Donations	-	20.83	20.83	-	104.15	104.15	250.00
5020	Office Expense-onsite/Beacon	144.00	666.67	522.67	3,435.55	3,333.35	(102.20)	8,000.00
5025	Activity Committee Sales Tax	-	66.25	66.25	861.59	331.25	(530.34)	795.00
5030	Activities Committee Exp	539.54	416.67	(122.87)	3,545.52	2,083.35	(1,462.17)	5,000.00
5040	Background Check Expenses	80.00	-	(80.00)	640.00	-	(640.00)	-
5045	Clubhouse- Technology	159.90	-	(159.90)	159.90	-	(159.90)	-
5300	Insurance - General July	-	2,500.00	2,500.00	-	12,500.00	12,500.00	30,000.00
5400	Lawn Service Contract	8,568.00	7,000.00	(1,568.00)	21,296.00	35,000.00	13,704.00	84,000.00
5430	Fertilization/Pest Control	6,837.00	3,125.00	(3,712.00)	18,680.00	15,625.00	(3,055.00)	37,500.00
5440	Tree Trim/ Landscape/Sod	-	1,875.00	1,875.00	14,215.86	9,375.00	(4,840.86)	22,500.00
5600	Lic/Permit Fees/DBPR	-	133.33	133.33	1,530.00	666.65	(863.35)	1,600.00
5800	Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	10,600.00	10,600.00	-	25,440.00
5900	Professional - Legal	1,051.14	583.33	(467.81)	1,436.14	2,916.65	1,480.51	7,000.00
5910	Professional - Tax/Audit	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
6100	Repair/Maint - Building	788.16	875.00	86.84	5,487.04	4,375.00	(1,112.04)	10,500.00
6110	Repair/Maint - Grounds	933.00	500.00	(433.00)	4,308.56	2,500.00	(1,808.56)	6,000.00
6120	Walk of Life	-	8.33	8.33	-	41.65	41.65	100.00
6130	Repair/Maint -Irrigation	525.11	500.00	(25.11)	1,584.16	2,500.00	915.84	6,000.00
6200	Pool - Chemicals	2,707.54	375.00	(2,332.54)	2,707.54	1,875.00	(832.54)	4,500.00
6210	Pool - Supplies/Repairs	151.55	333.33	181.78	1,033.63	1,666.65	633.02	4,000.00
6310	Cleaning Supplies	230.58	50.00	(180.58)	230.58	250.00	19.42	600.00
6400	Salaries Expense - Office	8,514.21	6,250.00	(2,264.21)	31,218.78	31,250.00	31.22	75,000.00
6410	Salaries Expense - Maint	11,525.84	8,250.00	(3,275.84)	42,391.28	41,250.00	(1,141.28)	99,000.00
7000	Electric	4,260.05	4,666.67	406.62	19,424.97	23,333.35	3,908.38	56,000.00
7001	Utilities - Water/Sewer	21,492.83	15,916.67	(5,576.16)	98,384.50	79,583.35	(18,801.15)	191,000.00
7003	Utilities - Trash	7,917.71	7,916.67	(1.04)	39,026.15	39,583.35	557.20	95,000.00
7004	Utilities - Natural Gas	445.32	183.33	(261.99)	2,091.21	916.65	(1,174.56)	2,200.00
7005	Telephone	-	175.00	175.00	562.89	875.00	312.11	2,100.00
7006	Cable/Internet	14,953.91	14,583.33	(370.58)	74,176.80	72,916.65	(1,260.15)	175,000.00
7900	Reserve Study	2,600.00	250.00	(2,350.00)	2,600.00	1,250.00	(1,350.00)	3,000.00
8000	Operating Contingency	-	72.08	72.08	894.86	360.40	(534.46)	865.00
8080	Cameras & Surveillance	-	-	-	2,153.91	-	(2,153.91)	-
8085	Loan Funds- Electric Pedestals	23,474.24	-	(23,474.24)	23,474.24	-	(23,474.24)	-
Total OPERATING EXPENSES		120,254.63	80,162.49	(40,092.14)	431,639.41	400,812.45	(30,826.96)	961,950.00



Income Statement - Operating

Stonehedge Residents Incorporated

05/31/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
NON OPERATING EXPENSES								
9010	Reserves - Painting Clubhouse	\$300.00	\$300.00	\$-	\$1,500.00	\$1,500.00	\$-	\$3,600.00
9020	Reserves - Paving Roadways	1,500.00	1,500.00	-	7,500.00	7,500.00	-	18,000.00
9035	Reserves - C/H Remodel / A/C Roof	5,075.00	5,075.00	-	25,375.00	25,375.00	-	60,900.00
9050	Reserves - Shuffleboard Courts	100.00	100.00	-	500.00	500.00	-	1,200.00
9065	Reserves - Irrigation (Wells)	800.00	800.00	-	4,000.00	4,000.00	-	9,600.00
9080	Reserves - Elec Pedestals	2,525.00	2,525.00	-	12,625.00	12,625.00	-	30,300.00
9085	Reserves - Pool/Deck/Heat/Eq	500.00	500.00	-	2,500.00	2,500.00	-	6,000.00
9095	Reserves - Azalea Gate	200.00	200.00	-	1,000.00	1,000.00	-	2,400.00
9216	Reserves - Clubhouse Equip- A/C	300.00	300.00	-	1,500.00	1,500.00	-	3,600.00
Total NON OPERATING EXPENSES		11,300.00	11,300.00	-	56,500.00	56,500.00	0.00	135,600.00
Total EXPENSES		\$131,554.63	\$91,462.49	(\$40,092.14)	\$488,139.41	\$457,312.45	(\$30,826.96)	\$1,097,550.00
COMBINED NET INCOME		(\$40,545.08)	\$0.02	(\$40,545.10)	(\$41,643.88)	\$0.10	(\$41,643.98)	\$-