

Treasurers Report- Stonebrook HOA for August 2018

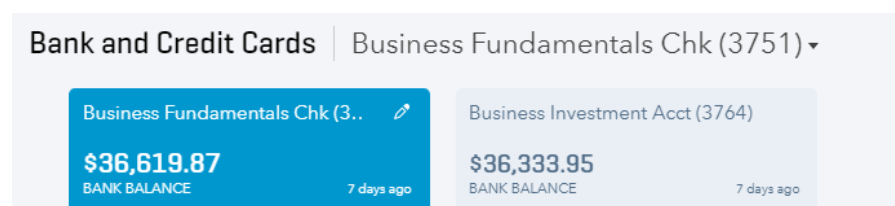
Activities:

- **New Homeowners:** I responded to several Demand letters from houses being sold around the neighborhood. I continue to require that we get a valid Email from all new homeowners before I return the form. That is working very well, and the Escrow companies are cooperating with no complaints.
- **Annual Audit:** Looking ahead- I have lined up Terri Johnson and her associate (who does not live in the neighborhood to avoid any issues) to perform our annual audit so it is ready for the annual meeting. It should be considerably cheaper than the ridiculous \$1600 we paid last year.

Reports for August :

Available Funds:

In our Bank Checking and Saving accounts we have :



Accounts Receivable:

We have only one homeowner (Crawford) that has not paid monthly as they agreed. I sent him a "**Notice of Intent to Lien**" letter this week. This worked well on two other homeowners this year.

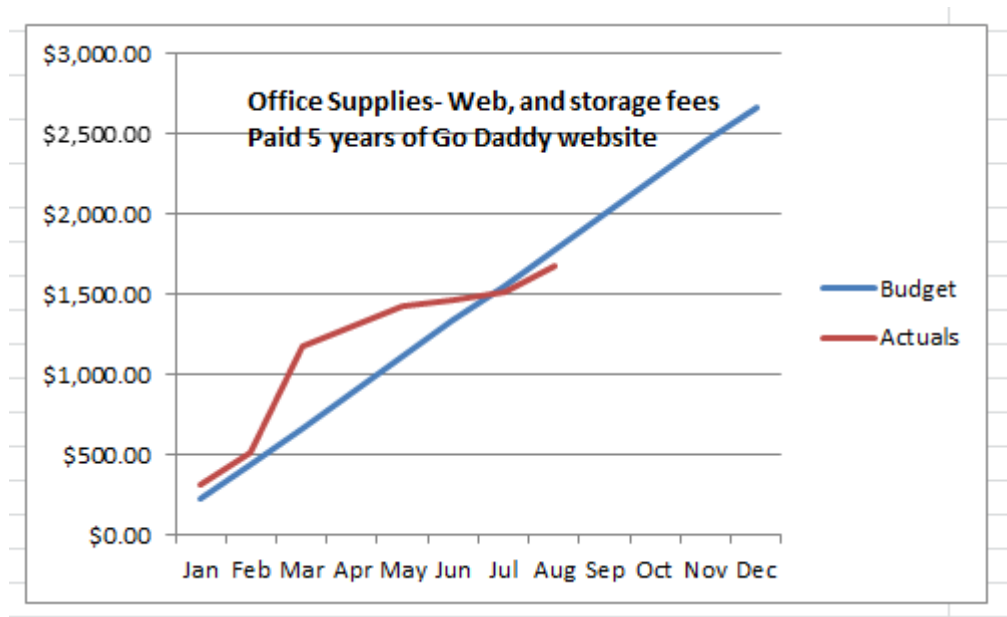
Holly Rose continues to pay monthly. Thanks Holly!

Anh Anderson (Donnie's house) may still pay, they just got a new buyer and are hoping to close in mid October.

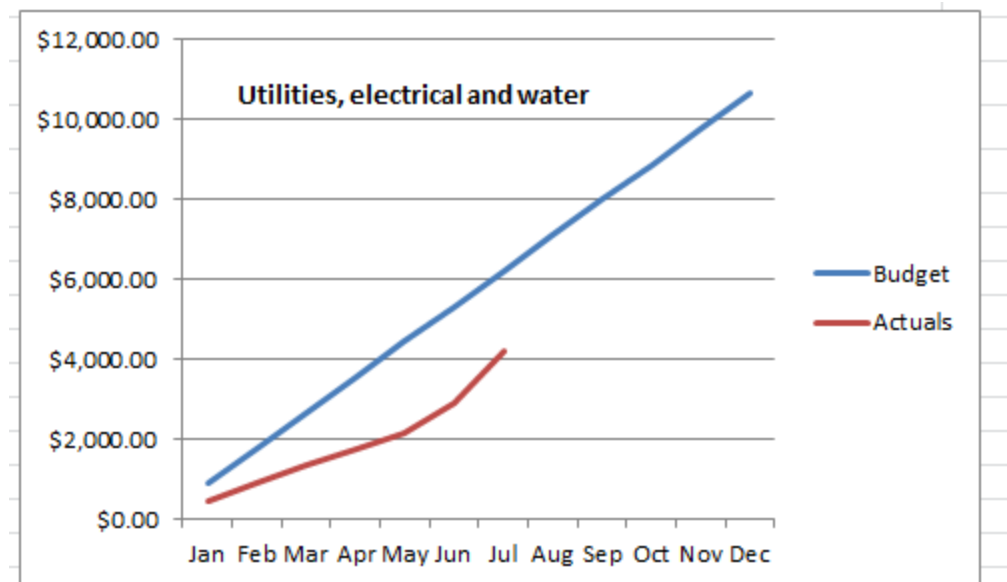
Stonebrook Home Owner Association						
A/R AGING SUMMARY						
As of September 13, 2018						
	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
ANH ANDERSON					4,000.00	\$4,000.00
JAMES & BONNIE CRAWFORD				550.00		\$550.00
JASON & HOLLY ROSE	1,012.24					\$1,012.24
TOTAL	\$1,012.24	\$0.00	\$0.00	\$550.00	\$4,000.00	\$5,562.24

Expenses vs. budget:

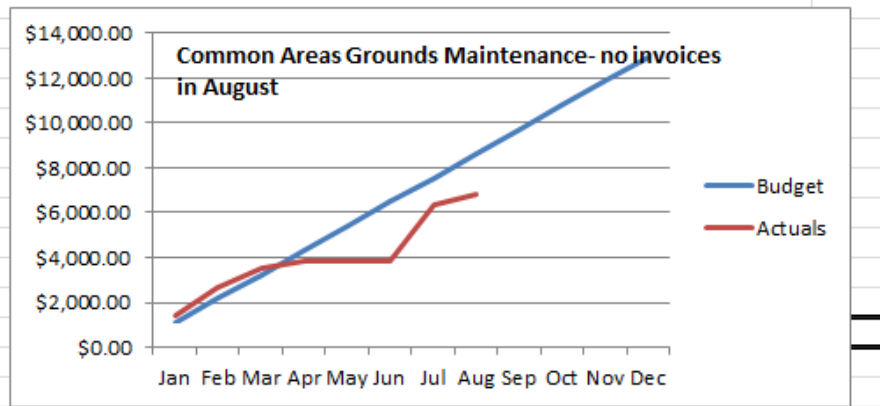
Office supplies, storage rental, Green Gables rental, etc



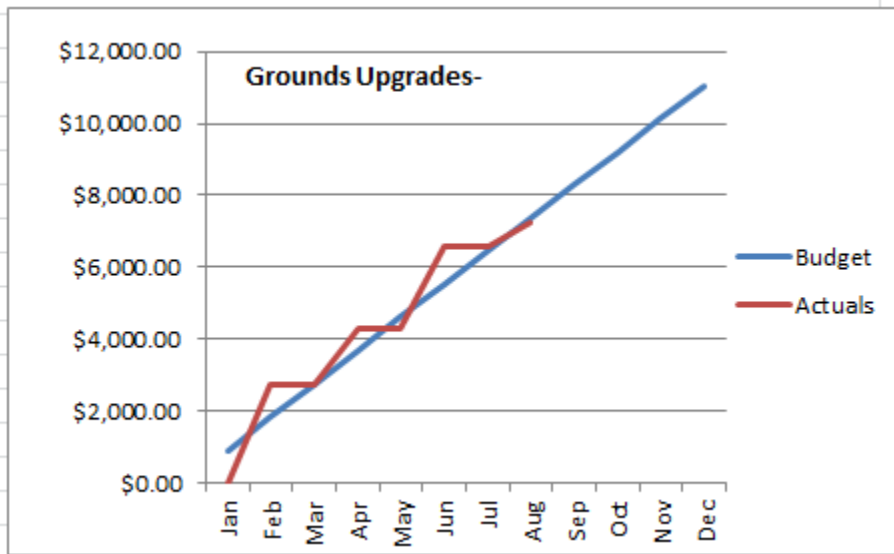
Utilities- Electrical and Water



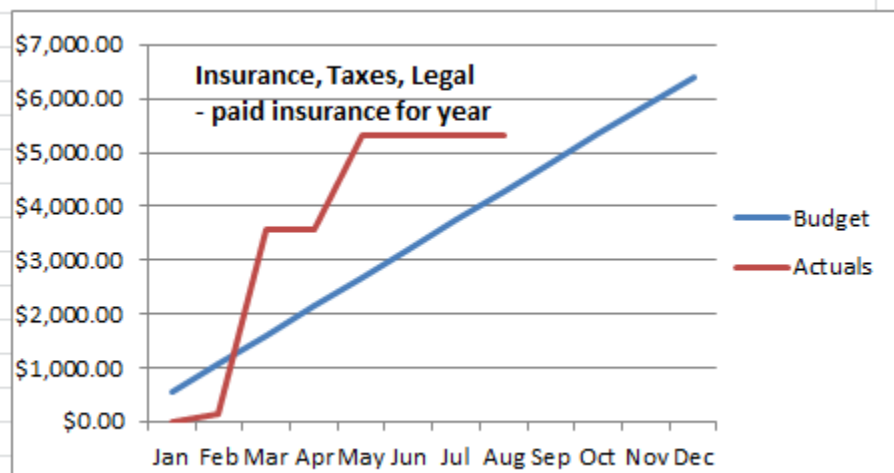
Grounds maintenance. It looks like I did not get an invoice for August from our Landscaper (again) . How does anyone stay in business when they don't send out bills?



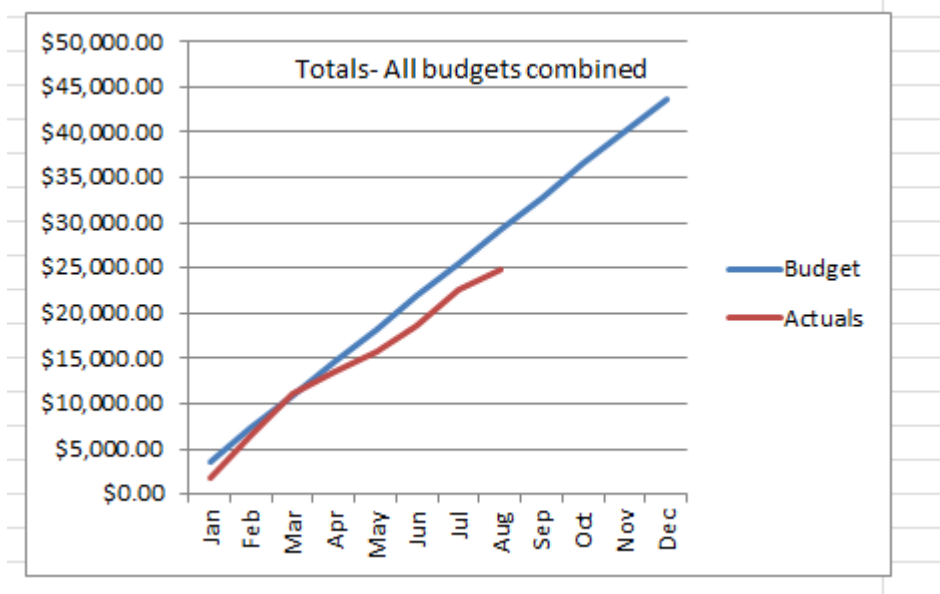
Grounds Upgrades: Sue and George continue their AMAZING work on our common areas. Have I mentioned that they have never looked so good? :-)



Insurance Taxes, legal fees- no activities.



Roll Up Summary: Still running under overall budget, which is good. Remember I did not get invoiced for landscape maintenance for August.



Pat Robinson
Treasurer, Stonebrook HOA