



Stonecroft

HOMEOWNERS ASSOCIATION

November 2022

BOARD PACKET

Prepared by:

Tyler Mazdra

COMMUNITY MANAGER

This management report has been prepared by Sentry Management, and is submitted to Stonecroft Homeowners Association Board of Directors. If a Board member has any questions regarding the financial statements or any item in this report, please contact Management before the meeting so that any required research may be conducted.

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FINANCIAL REPORTS



Financial Summary

ASSETS		LIABILITIES	
Cash in Bank - Operating	63,569.20	Payables/Prepays	9,899.50
Cash in Bank - Reserves	2,294.68	Reserves (net)	2,294.68
Petty Cash - John Rhomberg	300.00	Equity	56,425.25
Accounts Receivables	2,455.55		
Deposits	0.00		
TOTAL ASSETS	68,619.43	TOTAL LIABILITIES	68,619.43

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	3,772.38	37,005.73	36,500.00	505.73
EXPENSES:				
Utilities	419.47	4,162.67	4,166.66	(3.99)
Grounds	3,272.12	17,345.09	21,741.68	(4,396.59)
Administration	586.72	6,721.04	6,841.64	(120.60)
Insurance	0.00	3,758.00	2,916.66	841.34
Reserves	83.33	833.34	833.34	0.00
TOTAL EXPENSES	4,361.64	32,820.14	36,499.98	(3,679.84)
SURPLUS/(DEFICIT)	(589.26)	4,185.59	0.02	4,185.57

COMMENTS:

053540 STONECROFT HOMEOWNERS ASSOCIATION

Balance Sheet

October 2022

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	33,229.34	0.00	33,229.34
1057 PACIFIC WESTERN - MM - OPERATING	30,339.86	0.00	30,339.86
1065 PACIFIC WESTERN - MM - RESERVE	0.00	2,294.68	2,294.68
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	63,869.20	2,294.68	66,163.88
	<hr/>	<hr/>	<hr/>
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	2,455.55	0.00	2,455.55
	<hr/>	<hr/>	<hr/>
	2,455.55	0.00	2,455.55
	<hr/>	<hr/>	<hr/>
PREPAID ASSETS			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	66,324.75	2,294.68	68,619.43
	=====	=====	=====
CURRENT LIABILITIES			
2020 ACCRUED ESTIMATED EXPENSES	1,652.79	0.00	1,652.79
2032 DEFERRED ANNUAL ASSESSMENT	7,300.00	0.00	7,300.00
2130 PREPAID ASSESSMENTS	946.71	0.00	946.71
	<hr/>	<hr/>	<hr/>
	9,899.50	0.00	9,899.50
	<hr/>	<hr/>	<hr/>
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST	0.00	1.01	1.01
2270 RESERVES - DEFERRED MAINTENANCE	0.00	2,293.67	2,293.67
SPENT FROM RESERVES			
	<hr/>	<hr/>	<hr/>
	0.00	2,294.68	2,294.68
	<hr/>	<hr/>	<hr/>
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	52,239.66	0.00	52,239.66
2670 CURRENT YEAR SURPLUS (DEFICIT)	4,185.59	0.00	4,185.59
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	56,425.25	0.00	56,425.25
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	66,324.75	2,294.68	68,619.43
	=====	=====	=====

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Accounts Receivable Report

10/2022

NO ZERO AMOUNTS LISTED '*1'= AUTOPAY

Acct #	Name	Account Total	ANNUAL Current .	ANNUAL Past Due .	Collection
010019	CENTRACCHIO,ANTHONY	-2.25	-2.25	0.00	
010023	LATAS,RICHARD L & KI	-310.00	-310.00	0.00	
010036	THANDAL,JATINDERPAL	-300.00	-300.00	0.00	
010051	GAIRANI JR & CHERYL	-2.25	-2.25	0.00	
020059	IMPERIAL & MICHAEL L	2.39	0.02	2.37	
020062	DAVIS,FORCHISHA	2.41	0.02	2.39	
020075	G	-10.00	-10.00	0.00	
020076	STENFTENAGEL,DERICK	-10.00	-10.00	0.00	
020128	SHIPP,DANIEL J & PAT	320.25	2.25	318.00	
030095	DOHERTY JR & JULIE	2.41	0.02	2.39	
030098	GRIFFITTS,HARRY T &	-299.96	-299.96	0.00	
030106	QALBANI,ALI R & SANO	2.25	0.00 *	2.25 *	
030136	MATTINGLY,JULIE J	-2.25	-2.25	0.00	
030137	WATTERS,CHARLES H	2,123.43	11.33	2,112.10	LN-11/04/20
030139	HAAKE,JOSEPH W & KAT	2.41	0.02	2.39	
030146	FKH SFR PROPCO H LP	-10.00	-10.00	0.00	
		<hr/>	<hr/>	<hr/>	
		1,508.84	-933.05	2,441.89	
		<hr/>	<hr/>	<hr/>	
			ANNUAL		
	Total Prepays		-946.71		
	Total Arrears		2,455.55		

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Closing Report

10/2022

Account Number	Owner/Billing Name & Address	Closing Date	Closing Update
030116	HANNA & JOELLEN WADE,FINIS L 71 HESTERS CT SAINT CHARLES MO 63304	10/3/2022	10/07/2022



ADMINISTRATIVE ITEMS



MANAGER'S REPORT
STONECROFT HOA

October 2022

Community Site Visits

10/20/2022

Architectural Requests

No architectural requests in the month of April.

Financial Overview

*Attached

Arrears/Collections Status

See AR Report Attached

Closings

See Closing Report Attached

Current Board Terms

Director	Position	Year Elected Appointed	Term	Seat Exp.
JOHN RHOMBERG	President	2021	3 YEARS	2024
JASON VALVERO	VP	2019	3 YEARS	2022
REBECCA POGORZELSKI	DIRECTOR	2020	3 YEARS	2023



PLANNING & ACTION CALENDAR

STONECROFT HOA

Month	Item/Contract	Action	Completed?
JAN	LAWN CONTRACT	FINALIZE LAWN CONTRACT FOR SEASON	
	TAX PREP	GATHER TAX PREP ONCE YEAR END FINANCIALS COMPLETED	
FEB	IRRIGATION START UP (by 3.31)	SCHEDULE IRRIGATION START UP FOR SPRING	
MAR			
APR			
MAY			
JUN			
JUL	ANNUAL MEETING DATE Usually held the end of September	ASK BOD FOR MEETING DATES & SECURE LOCATION.	
		ASK BOD HOW THEY WOULD LIKE TO HANDLE THE ELECTION	
	BUDGET PREP	GET REPORTS TOGETHER FOR BUDGET PREP	
	INSURANCE	INSURANCE DUE	
AUG	1 ST BUDGET DRAFT	SEND TO BOD	Yes
	ANNUAL MEETING Can be scheduled during 4 th quarter of fiscal year.	CALL FOR NOMINATIONS TO BE SENT OUT/SIGNS PUT OUT Meeting Notice must go out not less than 10 days before meeting.	Yes
SEP	IRRIGATION SHUT DOWN (by 10.31)	SPEAK WITH JOHN	Yes
	ANNUAL MEETING	SEND OUT BALLOTS/ELECTION BY MAIL/VOTE AT MEETING?	Yes
OCT	FINAL BUDGET DUE 10.15.21		Yes



NOV			
DEC	TAX ENGAGEMENT LETTER	SEND TO BOD FOR SIGNATURE	