



Stonecroft

HOMEOWNERS ASSOCIATION

January 2023

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.

Table of Contents

Financial Reports	3
Financial Summary	4
2022 Year End Financials	5
Administrative Reports	9
Managers Report	10
Planning-Action Calendar	11



FINANCIAL REPORTS



Financial Summary

Stonecroft HOA

2022 Year End Financials

ASSETS		LIABILITIES	
Cash in Bank - Operating	82,442.25	Payables/Prepays	24,126.16
Cash in Bank - Reserves	2,465.81	Reserves (net)	2,465.81
Petty Cash - John Rhomberg	300.00	Equity	61,098.96
Accounts Receivables	2,482.87		
Deposits	0.00		
TOTAL ASSETS	87,690.93	TOTAL LIABILITIES	87,690.93

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	3,692.32	44,389.29	43,800.00	589.29
EXPENSES:				
Utilities	416.80	4,997.27	5,000.00	(2.73)
Grounds	263.50	17,590.17	26,090.00	(8,499.83)
Administration	879.45	8,184.55	8,210.00	(25.45)
Insurance	0.00	3,758.00	3,500.00	258.00
Reserves	83.33	1,000.00	1,000.00	0.00
TOTAL EXPENSES	1,643.08	35,529.99	43,800.00	(8,270.01)
SURPLUS/(DEFICIT)	2,049.24	8,859.30	0.00	8,859.30

053540 STONECROFT HOMEOWNERS ASSOCIATION

Balance Sheet

December 2022

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	52,046.15	0.00	52,046.15
1057 PACIFIC WESTERN - MM - OPERATING	30,396.10	0.00	30,396.10
1065 PACIFIC WESTERN - MM - RESERVE	0.00	2,465.81	2,465.81
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	82,742.25	2,465.81	85,208.06
	<hr/>	<hr/>	<hr/>
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	2,482.87	0.00	2,482.87
	<hr/>	<hr/>	<hr/>
	2,482.87	0.00	2,482.87
	<hr/>	<hr/>	<hr/>
PREPAID ASSETS			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	85,225.12	2,465.81	87,690.93
	=====	=====	=====
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	2,740.16	0.00	2,740.16
2020 ACCRUED ESTIMATED EXPENSES	9.29	0.00	9.29
2130 PREPAID ASSESSMENTS	21,376.71	0.00	21,376.71
	<hr/>	<hr/>	<hr/>
	24,126.16	0.00	24,126.16
	<hr/>	<hr/>	<hr/>
RESTRICTED EQUITY - RESERVES			
2270 RESERVES - DEFERRED MAINTENANCE	0.00	2,465.81	2,465.81
SPENT FROM RESERVES			
	<hr/>	<hr/>	<hr/>
	0.00	2,465.81	2,465.81
	<hr/>	<hr/>	<hr/>
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	52,239.66	0.00	52,239.66
2670 CURRENT YEAR SURPLUS (DEFICIT)	8,859.30	0.00	8,859.30
	<hr/>	<hr/>	<hr/>
	61,098.96	0.00	61,098.96
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	85,225.12	2,465.81	87,690.93
	=====	=====	=====

053540 STONECROFT HOMEOWNERS ASSOCIATION
Revenue & Expense Budget Comparison Report
DECEMBER 2022

	Current Period	Monthly Budget	Monthly Variance	12 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - ANNUAL	3,650.00	3,650.00	0.00	43,800.00	43,800.00	0.00	43,800.00
4060 LATE CHARGES	13.66	0.00	13.66	211.31	0.00	211.31	0.00
4080 CLOSING FEES*	0.00	0.00	0.00	300.00	0.00	300.00	0.00
4100 INTEREST - OPERATING	28.66	0.00	28.66	77.98	0.00	77.98	0.00
4340 INTEREST - RESERVES	2.33	0.00	2.33	5.48	0.00	5.48	0.00
4350 INTEREST ALLOC TO RESERVES	-2.33	0.00	-2.33	-5.48	0.00	-5.48	0.00
4970	3,692.32	3,650.00	42.32	44,389.29	43,800.00	589.29	43,800.00
4980 TOTAL INCOME	3,692.32	3,650.00	42.32	44,389.29	43,800.00	589.29	43,800.00
EXPENSES							
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	337.50	1,532.50	-1,195.00	15,508.20	18,390.00	-2,881.80	18,390.00
6045 ADDITIONAL LANDSCAPE	0.00	83.33	-83.33	1,215.05	1,000.00	215.05	1,000.00
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	58.33	-58.33	200.00	700.00	-500.00	700.00
6140 WATER - IRRIGATION	-74.00	0.00	-74.00	666.92	0.00	666.92	0.00
6240 TREE TRIM & REMOVAL	0.00	416.67	-416.67	0.00	5,000.00	-5,000.00	5,000.00
MAINTENANCE/REPAIR	0.00	8.33	-8.33	0.00	100.00	-100.00	100.00
SIGNAGE	0.00	33.33	-33.33	0.00	400.00	-400.00	400.00
6431 FENCE REPAIR	0.00	41.67	-41.67	0.00	500.00	-500.00	500.00
6599	263.50	2,174.16	-1,910.66	17,590.17	26,090.00	-8,499.83	26,090.00
UTILITIES							
7910 ELECTRIC	416.80	416.67	0.13	4,997.27	5,000.00	-2.73	5,000.00
7999	416.80	416.67	0.13	4,997.27	5,000.00	-2.73	5,000.00
ADMINISTRATIVE							
8020 MANAGEMENT FEE	575.00	575.00	0.00	6,900.00	6,900.00	0.00	6,900.00
8040 POSTAGE	85.50	16.67	68.83	207.26	200.00	7.26	200.00
8060 COPIES/PRINTING/SUPPLIES	218.95	41.67	177.28	732.29	500.00	232.29	500.00
8080 CPA SERVICES	0.00	29.17	-29.17	325.00	350.00	-25.00	350.00
8100 LEGAL EXPENSE	0.00	16.67	-16.67	0.00	200.00	-200.00	200.00
8230 BANK CHARGES	0.00	5.00	-5.00	-25.00	60.00	-85.00	60.00
FILINGS	0.00	0.00	0.00	45.00	0.00	45.00	0.00
8479	879.45	684.18	195.27	8,184.55	8,210.00	-25.45	8,210.00
INSURANCE							
8481 PROPERTY INSURANCE	0.00	291.67	-291.67	3,758.00	3,500.00	258.00	3,500.00
8499	0.00	291.67	-291.67	3,758.00	3,500.00	258.00	3,500.00
RESTRICTED TRANSFERS TO RESERVES							
9170 DEFERRED MAINTENANCE	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
9299	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
9980 TOTAL EXPENSES	1,643.08	3,650.01	-2,006.93	35,529.99	43,800.00	-8,270.01	43,800.00
9990 GAIN (LOSS)	2,049.24	-0.01	2,049.25	8,859.30	0.00	-8,859.30	0.00
=====	=====	=====	=	=====	=====	=====	=====

053540 STONECROFT HOMEOWNERS ASSOCIATION

Accounts Receivable Report

12/2022

NO ZERO AMOUNTS LISTED '*'= AUTOPAY

Acct #	Name	Account Total	ANNUAL Current .	ANNUAL Past Due .	Collection	Closings
010002	STOUT & CAROL J STO	-330.00	-330.00	0.00		
010005	GREGG,BOBBY EUGENE &	-330.00	-330.00	0.00		
010008	RYTHER,LAWRENCE E &	-330.00	-330.00	0.00		
010009	POGORZELSKI & REBECC	-330.00	-330.00	0.00		
010013	SCHELLERT,MATTHEW L	-330.00	-330.00	0.00		
010015	SCOTT,BRIAN D & MOLL	-330.00	-330.00	0.00		
010016	MILLER,WILLIAM P & E	-330.00	-330.00	0.00		
010019	CENTRACCHIO,ANTHONY	-332.25	-332.25	0.00		
010023	LATAS,RICHARD L & KI	-310.00	-310.00	0.00		
010025	GOWEN,MICHAEL B & LI	-330.00	-330.00	0.00		
010028	FINK RT & THE LAURI	-330.00	-330.00	0.00		
010029	HATTON	-330.00	-330.00	0.00		
010031	HUITSING,DEAN A & TE	-330.00	-330.00	0.00		
010036	THANDAL,JATINDERPAL	-300.00	-300.00	0.00		
010039	ELLIOTT,KEITH T & SU	-330.00	-330.00	0.00		
010040	BANASKAVICH,JASON M	-330.00	-330.00	0.00		
010043	PEREIRAS,MARK A & MA	-330.00	-330.00	0.00		
010044	GLECKLER,ROGER C & L	-330.00	-330.00	0.00		
010045	GUSTAFSON,MARK E & J	-330.00	-330.00	0.00		
010047	VANBIBBER,TIMOTHY R	-330.00	-330.00	0.00		
010049	MCCANN,DENNIS & VELM	-330.00	-330.00	0.00		
010050	METZGER JR & JULIE A	-330.00	-330.00	0.00		
010051	GAIRANI JR & CHERYL	-332.25	-332.25	0.00		
010053	STENGEL,KENNETH & MA	-330.00	-330.00	0.00		
010054	OTTI & BONITA Y MOOR	-330.00	-330.00	0.00		
020059	IMPERIAL & MICHAEL L	2.43	0.02	2.41		
020060	KAUR & RASHPAL P SIN	-330.00	-330.00	0.00		
020062	DAVIS,FORCHISHA	2.45	0.02	2.43		
020065	VALVERO & HOPE VALVE	-330.00	-330.00	0.00		
020067	TOMAH & ULA TOMAH,NI	-330.00	-330.00	0.00		
020069	FISHER FAMILY TRUST	-330.00	-330.00	0.00		
020070	KOESTER,RAYMOND L &	-330.00	-330.00	0.00		
020071	HARRIS,MICHAEL L & Y	-330.00	-330.00	0.00		
020072	MAYER,JOSEPH A & MAR	-330.00	-330.00	0.00		
020075	G	-10.00	-10.00	0.00		
020076	STENFTENAGEL,DERICK	-10.00	-10.00	0.00		
020078	MOHR & WILMA F MOHR	-330.00	-330.00	0.00		
020079	SGROI,FRANK J & SUZA	-330.00	-330.00	0.00		
020080	LOESEL & PAMELA L LO	-330.00	-330.00	0.00		
020081	DOUGLAS,MICHAEL W &	-330.00	-330.00	0.00		
020085	CAWOOD TRUST DTD 1/2	-330.00	-330.00	0.00		
020089	RIGGINS,BRENT & JAMI	-330.00	-330.00	0.00		
020092	ROBBINS,RONALD & RAC	-330.00	-330.00	0.00		
020123	ULSES FAMILY LIVING	-330.00	-330.00	0.00		
020126	SHAH,RAJIV K & MEDHA	-330.00	-330.00	0.00		
020128	SHIPP,DANIEL J & PAT	324.75	2.25	322.50		
030086	CALLIER,DAVID & JEAN	-300.00	-300.00	0.00		
030088	RUFFALO,RICHARD R &	-330.00	-330.00	0.00		
030094	COMPTON,STEVEN E & C	-330.00	-330.00	0.00		
030095	DOHERTY JR & JULIE	2.45	0.02	2.43		
030098	GRIFFITTS,HARRY T &	-299.96	-299.96	0.00		
030101	EILERS,KEITH R & SUS	-330.00	-330.00	0.00		
030102	SAKOVICH,MICHAEL J	-330.00	-330.00	0.00		
030104	WILSON,RICHARD E & C	-330.00	-330.00	0.00		
030105	BRENNAN & KIRA K LAN	-330.00	-330.00	0.00		
030106	QALBANI,ALI R & SANO	2.25	0.00 *	2.25 *		

030108	DEGRANDE,MARK E & ME	-330.00	-330.00	0.00	
030110	COAKLEY,NATHANIEL &	-330.00	-330.00	0.00	
030111	BAJARDI,VINCENT J &	-330.00	-330.00	0.00	
030112	STOUFER,BONITA S	-330.00	-330.00	0.00	
030115	BURKE,DOUGLAS & BARB	-330.00	-330.00	0.00	
030116	HANNA & JOELLEN WADE	-330.00	-330.00	0.00	
030117	CAMPBELL,BRADLEY & S	-330.00	-330.00	0.00	
030118	&	-330.00	-330.00	0.00	
030119	LYNN	-330.00	-330.00	0.00	
030120	DAVISON TRUST DTD 9/	-330.00	-330.00	0.00	
030121	BHANGU,GULBARG S & R	-330.00	-330.00	0.00	
030130	GAMBINO & CAROLE ANN	-330.00	-330.00	0.00	
030135	BHAGAT,VIPUL	-330.00	-330.00	0.00	
030136	MATTINGLY,JULIE J	-332.25	-332.25	0.00	
030137	WATTERS,CHARLES H	2,146.09	11.33	2,134.76	LN-11/04/20
030138	KONNER,MALKIAT S & S	-330.00	-330.00	0.00	
030139	HAAKE,JOSEPH W & KAT	2.45	0.02	2.43	
030142	PAINTER & DAWN R CHI	-330.00	-330.00	0.00	
030146	FKH SFR PROPCO H LP	-10.00	-10.00	0.00	
		<hr/>	<hr/>	<hr/>	
		-18,893.84	-21,363.05	2,469.21	
		<hr/>	<hr/>	<hr/>	
			ANNUAL		
	Total Prepays		-21,376.71		
	Total Arrears		2,482.87		



ADMINISTRATIVE ITEMS



MANAGER'S REPORT STONECROFT HOA

January 2023

Monthly Action Items

Site Visit – 1/11/2023
John Rhomberg reimbursements – paid.
New Vendors Added for lawn care 2023.

Architectural Requests

No architectural requests this month.

Financial Overview

*Attached

Arrears/Collections Status

See AR Report Attached

Current Board Terms

Director	Position	Year Elected Appointed	Term	Seat Exp.
JOHN RHOMBERG	President	2021	3 YEARS	2024
JASON VALVERO	VP	2022	3 YEARS	2025
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	