



# **Stonecroft**

## **HOMEOWNERS ASSOCIATION**

**February 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.*



# FINANCIAL REPORTS



# Financial Summary

## Stonecroft HOA

January 2023

ASSETS		LIABILITIES	
Cash in Bank - Operating	96,317.86	Payables/Prepays	44,511.04
Cash in Bank - Reserves	2,576.82	Reserves (net)	2,576.82
Petty Cash - John Rhomberg	300.00	Equity	61,311.14
Accounts Receivables	9,204.32		
<b>TOTAL ASSETS</b>	<b>108,399.00</b>	<b>TOTAL LIABILITIES</b>	<b>108,399.00</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>4,056.02</b>	<b>4,056.02</b>	<b>4,015.00</b>	<b>41.02</b>
<b>EXPENSES:</b>				
Utilities	420.80	420.80	400.00	20.80
Grounds	2,702.90	2,702.90	2,478.37	224.53
Administration	611.64	611.64	715.52	(103.88)
Insurance	0.00	0.00	312.50	(312.50)
Reserves	108.50	108.50	108.50	0.00
<b>TOTAL EXPENSES</b>	<b>3,843.84</b>	<b>3,843.84</b>	<b>4,014.89</b>	<b>(171.05)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>212.18</b>	<b>212.18</b>	<b>0.11</b>	<b>212.07</b>

**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Balance Sheet**

**January 2023**

	<b>OPERATING</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b>CURRENT ASSETS</b>			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	65,892.15	0.00	65,892.15
1057 PACIFIC WESTERN - MM - OPERATING	30,425.71	0.00	30,425.71
1065 PACIFIC WESTERN - MM - RESERVE	0.00	2,576.82	2,576.82
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	96,617.86	2,576.82	99,194.68
	<hr/>	<hr/>	<hr/>
<b>ACCOUNTS RECEIVABLE</b>			
1210 ASSESSMENTS	9,204.32	0.00	9,204.32
	<hr/>	<hr/>	<hr/>
	9,204.32	0.00	9,204.32
	<hr/>	<hr/>	<hr/>
<b>PREPAID ASSETS</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	105,822.18	2,576.82	108,399.00
	=====	=====	=====
<b>CURRENT LIABILITIES</b>			
2020 ACCRUED ESTIMATED EXPENSES	9.29	0.00	9.29
2032 DEFERRED ANNUAL ASSESSMENT	44,165.00	0.00	44,165.00
2130 PREPAID ASSESSMENTS	336.75	0.00	336.75
	<hr/>	<hr/>	<hr/>
	44,511.04	0.00	44,511.04
	<hr/>	<hr/>	<hr/>
<b>RESTRICTED EQUITY - RESERVES</b>			
2215 RESERVES - INTEREST	0.00	2.51	2.51
2270 RESERVES - DEFERRED MAINTENANCE	0.00	2,574.31	2,574.31
<b>SPENT FROM RESERVES</b>			
	<hr/>	<hr/>	<hr/>
	0.00	2,576.82	2,576.82
	<hr/>	<hr/>	<hr/>
<b>OPERATING EQUITY</b>			
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,098.96	0.00	61,098.96
2670 CURRENT YEAR SURPLUS (DEFICIT)	212.18	0.00	212.18
	<hr/>	<hr/>	<hr/>
	61,311.14	0.00	61,311.14
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	105,822.18	2,576.82	108,399.00
	=====	=====	=====

**053540 STONECROFT HOMEOWNERS ASSOCIATION**  
**Revenue & Expense Budget Comparison Report**  
**JANUARY 2023**

	Current Period	Monthly Budget	Monthly Variance	1 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
<b>INCOME</b>							
<b>OPERATING INCOME</b>							
4020 ASSESSMENTS - ANNUAL	4,015.00	4,015.00	0.00	4,015.00	4,015.00	0.00	48,180.00
4060 LATE CHARGES	11.41	0.00	11.41	11.41	0.00	11.41	0.00
4100 INTEREST - OPERATING	29.61	0.00	29.61	29.61	0.00	29.61	0.00
4340 INTEREST - RESERVES	2.51	0.00	2.51	2.51	0.00	2.51	0.00
4350 INTEREST ALLOC TO RESERVES	-2.51	0.00	-2.51	-2.51	0.00	-2.51	0.00
4970	4,056.02	4,015.00	41.02	4,056.02	4,015.00	41.02	48,180.00
4980 TOTAL INCOME	4,056.02	4,015.00	41.02	4,056.02	4,015.00	41.02	48,180.00
<b>EXPENSES</b>							
<b>GROUND MAINTENANCE</b>							
6040 CONTRACTED LAWN SERVICE	0.00	1,665.87	-1,665.87	0.00	1,665.87	-1,665.87	19,990.00
6045 ADDITIONAL LANDSCAPE	2,516.22	416.63	2,099.59	2,516.22	416.63	2,099.59	5,000.00
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	20.87	-20.87	0.00	20.87	-20.87	250.00
6140 WATER - IRRIGATION	9.29	58.37	-49.08	9.29	58.37	-49.08	700.00
6240 TREE TRIM & REMOVAL	177.39	250.00	-72.61	177.39	250.00	-72.61	3,000.00
6241 GUARD SHACK	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
6380 SIGN MAINTENANCE NORTH	0.00	8.37	-8.37	0.00	8.37	-8.37	100.00
6431 FENCE REPAIR	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
6599	2,702.90	2,478.37	224.53	2,702.90	2,478.37	224.53	29,740.00
<b>UTILITIES</b>							
7910 ELECTRIC	420.80	400.00	20.80	420.80	400.00	20.80	4,800.00
7999	420.80	400.00	20.80	420.80	400.00	20.80	4,800.00
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	604.00	604.00	0.00	604.00	604.00	0.00	7,248.00
8040 POSTAGE	1.14	16.63	-15.49	1.14	16.63	-15.49	200.00
8060 COPIES/PRINTING/SUPPLIES	6.50	41.63	-35.13	6.50	41.63	-35.13	500.00
8080 CPA SERVICES	0.00	29.13	-29.13	0.00	29.13	-29.13	350.00
8100 LEGAL EXPENSE	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
8230 BANK CHARGES	0.00	7.50	-7.50	0.00	7.50	-7.50	90.00
8479	611.64	715.52	-103.88	611.64	715.52	-103.88	8,588.00
<b>INSURANCE</b>							
8481 PROPERTY INSURANCE	0.00	312.50	-312.50	0.00	312.50	-312.50	3,750.00
8499	0.00	312.50	-312.50	0.00	312.50	-312.50	3,750.00
<b>RESTRICTED TRANSFERS TO RESERVES</b>							
9170 DEFERRED MAINTENANCE	108.50	108.50	0.00	108.50	108.50	0.00	1,302.00
9299	108.50	108.50	0.00	108.50	108.50	0.00	1,302.00
9980 TOTAL EXPENSES	3,843.84	4,014.89	-171.05	3,843.84	4,014.89	-171.05	48,180.00
9990 GAIN (LOSS)	212.18	0.11	212.07	212.18	0.11	-212.07	0.00

053540 STONECROFT HOMEOWNERS ASSOCIATION

Accounts Receivable Report

01/2023

NO ZERO AMOUNTS LISTED '\*'= AUTOPAY

Acct #	Name	Account Total	ANNUAL Current .	ANNUAL Past Due .	Collection	Closings
010001	GAMBINO & CAROL A GA	30.00	30.00	0.00		
010007	BURKE,ANTHONY W & CH	330.00	330.00	0.00		
010010	MEADE SCHROEDER FAMI	330.00	330.00	0.00		
010019	CENTRACCHIO,ANTHONY	-2.25	-2.25	0.00		
010023	LATAS,RICHARD L & KI	-310.00	-310.00	0.00		
010030	SHAW,CHARLES R & MAR	330.00	330.00	0.00		
010034	SCHERRER & DALE HAFE	330.00	330.00	0.00		
010036	THANDAL,JATINDERPAL	30.00	30.00	0.00		
010051	GAIRANI JR & CHERYL	-2.25	-2.25	0.00		
020056	MONTANARO,THOMAS A &	330.00	330.00	0.00		
020057	EWING & CIERA EWING,	330.00	330.00	0.00		
020058	TSETSERANOS,ASHLEY D	330.00	330.00	0.00		
020059	IMPERIAL & MICHAEL L	332.45	330.02	2.43		
020062	DAVIS,FORCHISHA	332.47	330.02	2.45		
020068	GASKIN,JEFFREY B & C	330.00	330.00	0.00		
020075	BUELTERMAN,KENNETH G	320.00	320.00	0.00		
020076	STENFTENAGEL,DERICK	-10.00	-10.00	0.00		
020082	THURMAN,RUTH A & DOU	330.00	330.00	0.00		
020091	TIRUMALA & ANJANEE S	330.00	330.00 *	0.00 *		
020093	KERN,BRADLEY D & MEL	330.00	330.00	0.00		
020124	MORAN,ROBERT	330.00	330.00	0.00		
020125	BARBOSA & LORENA R B	330.00	330.00 *	0.00 *		
020128	SHIPP,DANIEL J & PAT	327.00	327.00	0.00		
030086	CALLIER,DAVID & JEAN	30.00	30.00	0.00		
030095	DOHERTY JR & JULIE	2.47	2.47	0.00		
030098	GRIFFITTS,HARRY T &	30.04	30.04	0.00		
030099	THOMPSON,BASIL O & J	330.00	330.00	0.00		
030136	MATTINGLY,JULIE J	-2.25	-2.25	0.00		
030137	WATTERS,CHARLES H	2,487.42	341.33	2,146.09	LN-11/04/20	
030139	HAAKE,JOSEPH W & KAT	332.47	330.02	2.45		
030145	FERNANDEZ,THOMAS B &	330.00	330.00	0.00		
030146	FKH SFR PROPCO H LP	-10.00	-10.00	0.00		
		<hr/>	<hr/>	<hr/>		
		8,867.57	6,714.15	2,153.42		
		<hr/>	<hr/>	<hr/>		
			<b>ANNUAL</b>			
	Total Prepays		-336.75			
	Total Arrears		9,204.32			

053540 STONECROFT HOMEOWNERS ASSOCIATION  
Accounts Receivable Report-Prior Owner Transactions  
01/2023

NO ZERO AMOUNTS LISTED '\*'= AUTOPAY

Acct #	Name	Account Total	Collection	Closings
		<hr/>	0.00	
		<hr/>		

Total Prepays

Total Arrears

053540 STONECROFT HOMEOWNERS ASSOCIATION

Accounts Receivable Report-Grand Totals

01/2023

NO ZERO AMOUNTS LISTED '\*'= AUTOPAY

Acct #	Name	Account Total	ANNUAL Current .	ANNUAL Past Due .	Collection	Closings
		8,867.57	6,714.15		2,153.42	
			<b>ANNUAL</b>			
	Total Prepays		-336.75			
	Total Arrears		9,204.32			





## ADMINISTRATIVE ITEMS



## MANAGER'S REPORT STONECROFT HOA

### Monthly Action Items

Site Visit – 2/9/2023

### 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 <sup>ST</sup> BUDGET DRAFT	SEND TO BOD	Yes
	ANNUAL MEETING Can be scheduled during 4 <sup>th</sup> 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	