



# **Stonecroft**

## **HOMEOWNERS ASSOCIATION**

**May 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.*

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# FINANCIAL REPORTS



# Financial Summary

## Stonecroft HOA Financial Summary

April 2023

ASSETS		LIABILITIES	
Cash in Bank - Operating	66,639.58	Payables/Prepays	33,306.58
Cash in Bank - Reserves	33,422.14	Reserves (net)	2,910.23
Petty Cash - John Rhomberg	300.00	Equity	67,403.72
Accounts Receivables	3,258.77		
<b>TOTAL ASSETS</b>	<b>103,620.49</b>	<b>TOTAL LIABILITIES</b>	<b>103,620.53</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>4,076.18</b>	<b>16,319.81</b>	<b>16,060.00</b>	<b>259.81</b>
<b>EXPENSES:</b>				
Utilities	423.80	1,677.20	1,600.00	77.20
Grounds	2,220.29	4,941.77	9,913.36	(4,971.59)
Administration	678.39	2,962.12	2,862.56	99.56
Insurance	0.00	0.00	1,250.00	(1,250.00)
Reserves	108.50	434.00	434.00	0.00
<b>TOTAL EXPENSES</b>	<b>3,430.98</b>	<b>10,015.09</b>	<b>16,059.92</b>	<b>(6,044.83)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>645.20</b>	<b>6,304.72</b>	<b>0.08</b>	<b>6,304.64</b>

**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Balance Sheet**

**April 2023**

	<b>OPERATING</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b>CURRENT ASSETS</b>			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	66,639.58	0.00	66,639.58
1057 PACIFIC WESTERN - MM - OPERATING	30,511.91	0.00	30,511.91
1065 PACIFIC WESTERN - MM - RESERVE	0.00	2,910.23	2,910.23
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	97,451.49	2,910.23	100,361.72
	<hr/>	<hr/>	<hr/>
<b>ACCOUNTS RECEIVABLE</b>			
1210 ASSESSMENTS	3,258.77	0.00	3,258.77
	<hr/>	<hr/>	<hr/>
	3,258.77	0.00	3,258.77
	<hr/>	<hr/>	<hr/>
<b>PREPAID ASSETS</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	100,710.26	2,910.23	103,620.49
	=====	=====	=====
<b>CURRENT LIABILITIES</b>			
2010 ACCOUNTS PAYABLE	840.00	0.00	840.00
2020 ACCRUED ESTIMATED EXPENSES	9.29	0.00	9.29
2032 DEFERRED ANNUAL ASSESSMENT	32,120.00	0.00	32,120.00
2130 PREPAID ASSESSMENTS	337.29	0.00	337.29
	<hr/>	<hr/>	<hr/>
	33,306.58	0.00	33,306.58
	<hr/>	<hr/>	<hr/>
<b>RESTRICTED EQUITY - RESERVES</b>			
2215 RESERVES - INTEREST	0.00	10.42	10.42
2270 RESERVES - DEFERRED MAINTENANCE	0.00	2,899.81	2,899.81
<b>SPENT FROM RESERVES</b>			
	<hr/>	<hr/>	<hr/>
	0.00	2,910.23	2,910.23
	<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)	6,304.72	0.00	6,304.72
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	67,403.68	0.00	67,403.68
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	100,710.26	2,910.23	103,620.49
	=====	=====	=====



**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Accounts Receivable Report**

**04/2023**

**NO ZERO AMOUNTS LISTED '\*'= AUTOPAY**

<b>Acct #</b>	<b>Name</b>	<b>Account Total</b>	<b>ANNUAL Current .</b>	<b>ANNUAL Past Due .</b>	<b>Collection</b>	<b>Closings</b>
010007	BURKE,ANTHONY W & CH	457.44	122.48	334.96		
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	2.52	0.02	2.50		
010036	THANDAL,JATINDERPAL	30.69	0.23	30.46		
010051	GAIRANI JR & CHERYL	-2.25	-2.25	0.00		
020056	&	457.44	122.48	334.96	IL-04/13/23	
020057	EWING & CIERA EWING,	457.44	122.48	334.96	IL-04/13/23	
020059	IMPERIAL & MICHAEL L	459.92	122.49	337.43	IL-04/13/23	
020062	DAVIS,FORCHISHA	-0.54	-0.54	0.00		
020068	GASKIN,JEFFREY B & C	457.44	122.48	334.96	IL-04/13/23	
020076	STENFTENAGEL,DERICK	-10.00	-10.00	0.00		
020082	DOU	457.44	122.48	334.96	IL-04/13/23	
020093	KERN,BRADLEY D & MEL	2.52	0.02	2.50		
020128	SHIPP,DANIEL J & PAT	454.32	122.44	331.88	IL-04/13/23	
030095	DOHERTY JR & JULIE	2.53	0.02	2.51		
030098	GRIFFITTS,HARRY T &	0.23	0.00	0.23		
030136	MATTINGLY,JULIE J	-2.25	-2.25	0.00		
030137	WATTERS,CHARLES H	13.80	13.80	0.00	LN-11/04/20	
030139	HAAKE,JOSEPH W & KAT	5.04	0.04	5.00		
030146	FKH SFR PROPCO H LP	-10.00	-10.00	0.00		
		<hr/>	<hr/>	<hr/>		
		2,921.48	534.17	2,387.31		
		<hr/>	<hr/>	<hr/>		
			<b>ANNUAL</b>			
	Total Prepays		-337.29			
	Total Arrears		3,258.77			



## ADMINISTRATIVE ITEMS





## MANAGER'S REPORT STONECROFT HOA

### Monthly Action Items

Assessment Management Policy updated for the HOA

Site Visit – 5/19/2023 – Common areas look great, new plantings/trees planted in the fall seem to be taking well.

### 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	Yes
	TAX PREP	GATHER TAX PREP ONCE YEAR END FINANCIALS COMPLETED	Yes
FEB	IRRIGATION START UP (by 3.31)	SCHEDULE IRRIGATION START UP FOR SPRING	Yes
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	
	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.	
SEP	IRRIGATION SHUT DOWN (by 10.31)	SPEAK WITH JOHN	
	ANNUAL MEETING	SEND OUT BALLOTS/ELECTION BY MAIL/VOTE AT MEETING?	
OCT	FINAL BUDGET DUE 10.15.21		



NOV			
DEC	TAX ENGAGEMENT LETTER	SEND TO BOD FOR SIGNATURE	