



# **Stonecroft**

## **HOMEOWNERS ASSOCIATION**

**January 2024**

**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

Accounting Plus Info Sheet .....	3
Financial Reports Cover Page .....	4
Financial Summary .....	5
December Financial Package .....	6



## Stonecroft Homeowners Association

**Please note, your account is now on our Accounting Plus package. Your included services are listed below.** \*Additional work outside of scope is billed at our hourly manager fee (currently \$100/hour). This could include meeting attendance (outside of those included) or coordinating services with a vendor (at the request of the board).

### Accounting Plus Services:

- CommunityPro® Board Portal
- CommunityPro® Homeowner Portal
- Community E-blast tool
- Financial Reporting
- Financial Administration
- Past Due Account Management
- Monthly Board Packet (Cover Page, Financial Summary, Financial Reports, AR, Violation/ARC Reports if any)
- Draft Annual Budget
- One Budget Board Meeting
- Distribute Infraction Notices (Infractions reported by Board or Owners)
- Distribute mailed notices
- Facilitate ARC Process
- Facilitate Tax Return Filing
- Filing of Annual Sec. of State Report
- Closing Documents

Association Activities – Not Included: \*If you would like us to continue to handle these functions, we can certainly do so at the hourly rate referenced above. Please confirm how you would like us to proceed. If we are taking on these activities, we will add a calendar back to your packet for updates.

- **O'Connor Insurance**                      **314-434-0038**                      **Renews Annually on June 1**



# FINANCIAL REPORTS



# Financial Summary

## Stonecroft HOA Financial Summary

### 2023 Year End Financials

ASSETS		LIABILITIES	
Cash in Bank - Operating	72,581.05	Payables/Prepays	7,550.55
Cash in Bank - Reserves	3,804.40	Reserves (net)	3,804.40
Petty Cash - John Rhomberg	300.00	Equity	65,330.50
Accounts Receivables	0.00		
<b>TOTAL ASSETS</b>	<b>76,685.45</b>	<b>TOTAL LIABILITIES</b>	<b>76,685.45</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>4,143.98</b>	<b>48,749.52</b>	<b>48,180.00</b>	<b>569.52</b>
<b>EXPENSES:</b>				
Grounds	2,761.59	26,064.31	29,740.00	(3,675.69)
Utilites	367.09	4,663.15	4,800.00	(136.85)
Administration	608.64	8,016.52	8,588.00	(571.48)
Insurance	0.00	4,472.00	3,750.00	722.00
Reserves	108.50	1,302.00	1,302.00	0.00
<b>TOTAL EXPENSES</b>	<b>3,845.82</b>	<b>44,517.98</b>	<b>48,180.00</b>	<b>(3,662.02)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>298.16</b>	<b>4,231.54</b>	<b>0.00</b>	<b>4,231.54</b>

**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Balance Sheet**

**December 2023**

	<b>OPERATING</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b>CURRENT ASSETS</b>			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	41,834.22	0.00	41,834.22
1057 PACIFIC WESTERN - MM - OPERATING	30,746.83	0.00	30,746.83
1065 PACIFIC WESTERN - MM - RESERVE	0.00	3,804.40	3,804.40
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	72,881.05	3,804.40	76,685.45
	<hr/>	<hr/>	<hr/>
<b>ACCOUNTS RECEIVABLE</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
<b>PREPAID ASSETS</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	72,881.05	3,804.40	76,685.45
	=====	=====	=====
<b>CURRENT LIABILITIES</b>			
2010 ACCOUNTS PAYABLE	6,498.88	0.00	6,498.88
2020 ACCRUED ESTIMATED EXPENSES	42.62	0.00	42.62
2130 PREPAID ASSESSMENTS	1,009.05	0.00	1,009.05
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	7,550.55	0.00	7,550.55
	<hr/>	<hr/>	<hr/>
<b>RESTRICTED EQUITY - RESERVES</b>			
2270 RESERVES - DEFERRED MAINTENANCE	0.00	3,804.40	3,804.40
<b>SPENT FROM RESERVES</b>			
	<hr/>	<hr/>	<hr/>
	0.00	3,804.40	3,804.40
	<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)	4,231.54	0.00	4,231.54
	<hr/>	<hr/>	<hr/>
	65,330.50	0.00	65,330.50
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	72,881.05	3,804.40	76,685.45
	=====	=====	=====

