



# **Stonecroft**

## **HOMEOWNERS ASSOCIATION**

**February 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.*

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## 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



Stonecroft HOA Financial Summary

January 2024 Financials

ASSETS		LIABILITIES	
Cash in Bank - Operating	100,400.21	Payables/Prepays	46,432.17
Cash in Bank - Reserves	3,906.83	Reserves (net)	3,906.83
Petty Cash - John Rhomberg	300.00	Equity	66,453.49
Accounts Receivables	12,185.45		
<b>TOTAL ASSETS</b>	<b>116,792.49</b>	<b>TOTAL LIABILITIES</b>	<b>116,792.49</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>4,044.98</b>	<b>4,044.98</b>	<b>4,015.00</b>	<b>29.98</b>
<b>EXPENSES:</b>				
Grounds	1,510.92	1,510.92	2,470.87	(959.95)
Utilites	400.67	400.67	400.00	0.67
Administration	911.78	911.78	690.52	221.26
Insurance	0.00	0.00	354.88	(354.88)
Reserves	98.62	98.62	98.62	0.00
<b>TOTAL EXPENSES</b>	<b>2,921.99</b>	<b>2,921.99</b>	<b>4,014.89</b>	<b>(1,092.90)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>1,122.99</b>	<b>1,122.99</b>	<b>0.11</b>	<b>1,122.88</b>

The grounds variance is due to pre-payment for a discount rate.

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**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Balance Sheet**

**January 2024**

	<b>OPERATING</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b>CURRENT ASSETS</b>			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	69,623.40	0.00	69,623.40
1057 PACIFIC WESTERN - MM - OPERATING	30,776.81	0.00	30,776.81
1065 PACIFIC WESTERN - MM - RESERVE	0.00	3,906.83	3,906.83
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
	<hr/>	<hr/>	<hr/>
	100,700.21	3,906.83	104,607.04
	<hr/>	<hr/>	<hr/>
<b>ACCOUNTS RECEIVABLE</b>			
1210 ASSESSMENTS	12,185.45	0.00	12,185.45
	<hr/>	<hr/>	<hr/>
	12,185.45	0.00	12,185.45
	<hr/>	<hr/>	<hr/>
<b>PREPAID ASSETS</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	112,885.66	3,906.83	116,792.49
	=====	=====	=====
<b>CURRENT LIABILITIES</b>			
2010 ACCOUNTS PAYABLE	1,460.55	0.00	1,460.55
2020 ACCRUED ESTIMATED EXPENSES	483.37	0.00	483.37
2032 DEFERRED ANNUAL ASSESSMENT	44,165.00	0.00	44,165.00
2130 PREPAID ASSESSMENTS	323.25	0.00	323.25
	<hr/>	<hr/>	<hr/>
	46,432.17	0.00	46,432.17
	<hr/>	<hr/>	<hr/>
<b>RESTRICTED EQUITY - RESERVES</b>			
2215 RESERVES - INTEREST	0.00	3.81	3.81
2270 RESERVES - DEFERRED MAINTENANCE	0.00	3,903.02	3,903.02
<b>SPENT FROM RESERVES</b>			
	<hr/>	<hr/>	<hr/>
	0.00	3,906.83	3,906.83
	<hr/>	<hr/>	<hr/>
<b>OPERATING EQUITY</b>			
2650 PRIOR YEAR SURPLUS (DEFICIT)	65,330.50	0.00	65,330.50
2670 CURRENT YEAR SURPLUS (DEFICIT)	1,122.99	0.00	1,122.99
	<hr/>	<hr/>	<hr/>
	66,453.49	0.00	66,453.49
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	112,885.66	3,906.83	116,792.49
	=====	=====	=====

**053540 STONECROFT HOMEOWNERS ASSOCIATION**  
**Revenue & Expense Budget Comparison Report**  
**JANUARY 2024**

	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
4100 INTEREST - OPERATING	29.98	0.00	29.98	29.98	0.00	29.98	0.00
4340 INTEREST - RESERVES	3.81	0.00	3.81	3.81	0.00	3.81	0.00
4350 INTEREST ALLOC TO RESERVES	-3.81	0.00	-3.81	-3.81	0.00	-3.81	0.00
4970	4,044.98	4,015.00	29.98	4,044.98	4,015.00	29.98	48,180.00
4980 TOTAL INCOME	4,044.98	4,015.00	29.98	4,044.98	4,015.00	29.98	48,180.00
<b>EXPENSES</b>							
<b>GROUND'S MAINTENANCE</b>							
6040 CONTRACTED LAWN SERVICE	1,427.55	1,583.37	-155.82	1,427.55	1,583.37	-155.82	19,000.00
6045 ADDITIONAL LANDSCAPE	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	20.87	-20.87	0.00	20.87	-20.87	250.00
6140 WATER - IRRIGATION	83.37	83.37	0.00	83.37	83.37	0.00	1,000.00
6240 TREE TRIM & REMOVAL MAINTENANCE/REPAIR	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
SIGNAGE	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
6431 FENCE REPAIR	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
6599	1,510.92	2,470.87	-959.95	1,510.92	2,470.87	-959.95	29,650.00
<b>UTILITIES</b>							
7910 ELECTRIC	400.67	400.00	0.67	400.67	400.00	0.67	4,800.00
7999	400.67	400.00	0.67	400.67	400.00	0.67	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	91.98	16.63	75.35	91.98	16.63	75.35	200.00
8060 COPIES/PRINTING/SUPPLIES	215.80	16.63	199.17	215.80	16.63	199.17	200.00
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	911.78	690.52	221.26	911.78	690.52	221.26	8,288.00
<b>INSURANCE</b>							
8481 PROPERTY INSURANCE	0.00	354.88	-354.88	0.00	354.88	-354.88	4,259.00
8499	0.00	354.88	-354.88	0.00	354.88	-354.88	4,259.00
<b>RESTRICTED TRANSFERS TO RESERVES</b>							
9170 DEFERRED MAINTENANCE	98.62	98.62	0.00	98.62	98.62	0.00	1,183.00
9299	98.62	98.62	0.00	98.62	98.62	0.00	1,183.00
9980 TOTAL EXPENSES	2,921.99	4,014.89	-1,092.90	2,921.99	4,014.89	-1,092.90	48,180.00
9990 GAIN (LOSS)	1,122.99	0.11	1,122.88	1,122.99	0.11	-1,122.88	0.00
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\*\*\*\* ACCOUNTS RECEIVABLE REPORT\*\*\*\*

053540 STONECROFT HOMEOWNERS ASSOCIATION THRU 02/05/2024

RUN FEB 5, 2024

\*\* ARREARS ONLY \*\*

NO ZERO AMOUNTS LISTED

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\*' = AUTOPAY

ACCT#	NAME	ACCOUNT TOTAL	ANNUAL CURRENT	ANNUAL PAST DUE	COLLECTION	CLOSINGS
020064	BHANGU, JUG	332.47	2.47	330.00		
010007	BURKE, ANTH	332.47	2.47	330.00		
030086	CALLIER, DA	332.47	2.47	330.00		
010020	DALLAS, ROB	332.47	2.47	330.00		
020090	DANSBERRY,	332.47	2.47	330.00		
020129	DAVIS JR, J	332.47	2.47	330.00		
020062	DAVIS, FORC	331.93	2.47	329.46		
030095	DOHERTY JR	332.47	2.47	330.00		
020057	EWING & CI	332.47	2.47	330.00		
010028	FINK RT &	332.47	2.47	330.00		
010044	GLECKLER, R	332.47	2.47	330.00		
030098	GRIFFITTS,	332.47	2.47	330.00		
030139	HAAKE, JOSE	327.31	2.43	324.88		
010031	HUITSING, D	332.47	2.47	330.00		
020059	IMPERIAL &	332.47	2.47	330.00		
020073	KILLIAN, MO	2.47	2.47	0.00		
030122	KIMBELL, JA	2.47	2.47	0.00		
030136	MATTINGLY,	330.20	2.45	327.75		
030141	MEHTA & SH	332.47	2.47	330.00		
030109	MILLER TRU	332.47	2.47	330.00		
020124	MORAN, ROBE	332.47	2.47	330.00		
020089	RIGGINS, BR	332.47	2.47	330.00		
020061	THE SWINDL	332.47	2.47	330.00		
030099	THOMPSON, B	332.47	2.47	330.00		
020082	THURMAN, RU	332.47	2.47	330.00		
020091	TIRUMALA &	332.47	2.47*	330.00*		
020065	VALVERO &	332.47	2.47	330.00		



\*\*\*\* ACCOUNTS RECEIVABLE REPORT\*\*\*\*

053540 STONECROFT HOMEOWNERS ASSOCIATION THRU 02/05/2024

RUN FEB 5, 2024

\*\* ARREARS ONLY \*\*

NO ZERO AMOUNTS LISTED

PAGE 2  
\* '= AUTOPAY

ACCT#	NAME	ACCOUNT TOTAL	ANNUAL CURRENT	ANNUAL PAST DUE	COLLECTION	CLOSINGS
		----- 8,308.72	66.63	8,242.09		

TOTAL PREPAYS	ANNUAL	0.00
TOTAL ARREARS		8,308.72