



# **Stonecroft**

## **HOMEOWNERS ASSOCIATION**

**July 2024**

**BOARD PACKET**

**Prepared by:**

**Dino Decicco**

**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



Stonecroft HOA Financial Summary

June 2024 Financials

ASSETS		LIABILITIES	
Cash in Bank - Operating	102,658.99	Payables/Prepays	30,010.83
Cash in Bank - Reserves	4,419.88	Reserves (net)	4,419.88
Petty Cash - John Rhomberg	300.00	Equity	73,404.54
Accounts Receivables	456.38		
<b>TOTAL ASSETS</b>	<b>107,835.25</b>	<b>TOTAL LIABILITIES</b>	<b>107,835.25</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>4,048.06</b>	<b>24,553.02</b>	<b>24,090.00</b>	<b>463.02</b>
<b>EXPENSES:</b>				
Grounds	1,695.39	8,987.93	14,825.02	(5,837.09)
Utilites	410.00	2,290.31	2,400.00	(109.69)
Administration	630.35	4,615.22	4,143.92	471.30
Insurance	0.00	0.00	2,129.48	(2,129.48)
Reserves	98.58	591.52	591.52	0.00
<b>TOTAL EXPENSES</b>	<b>2,834.32</b>	<b>16,478.98</b>	<b>24,089.94</b>	<b>(7,604.96)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>1,213.74</b>	<b>8,074.04</b>	<b>0.06</b>	<b>8,067.98</b>

Favorable variance - There has been no additional landscaping or tree removal done/billed as of this report date.

Favorable Variance- policy is paid in full

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**053540 STONECROFT HOMEOWNERS ASSOCIATION**

**Balance Sheet**

**June 2024**

	<b>OPERATING</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b>CURRENT ASSETS</b>			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	71,734.75	0.00	71,734.75
1057 PACIFIC WESTERN - MM - OPERATING	30,924.24	0.00	30,924.24
1065 PACIFIC WESTERN - MM - RESERVE	0.00	4,419.88	4,419.88
1070 PETTY CASH - JOHN RHOMBERG	300.00	0.00	300.00
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	102,958.99	4,419.88	107,378.87
	<hr/>	<hr/>	<hr/>
<b>ACCOUNTS RECEIVABLE</b>			
1210 ASSESSMENTS	456.38	0.00	456.38
	<hr/>	<hr/>	<hr/>
	456.38	0.00	456.38
	<hr/>	<hr/>	<hr/>
<b>PREPAID ASSETS</b>			
	<hr/>	<hr/>	<hr/>
	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	103,415.37	4,419.88	107,835.25
	=====	=====	=====
<b>CURRENT LIABILITIES</b>			
2020 ACCRUED ESTIMATED EXPENSES	5,233.32	0.00	5,233.32
2032 DEFERRED ANNUAL ASSESSMENT	24,090.00	0.00	24,090.00
2130 PREPAID ASSESSMENTS	687.51	0.00	687.51
	<hr/>	<hr/>	<hr/>
	30,010.83	0.00	30,010.83
	<hr/>	<hr/>	<hr/>
<b>RESTRICTED EQUITY - RESERVES</b>			
2215 RESERVES - INTEREST	0.00	23.96	23.96
2270 RESERVES - DEFERRED MAINTENANCE	0.00	4,395.92	4,395.92
<b>SPENT FROM RESERVES</b>			
	<hr/>	<hr/>	<hr/>
	0.00	4,419.88	4,419.88
	<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)	8,074.04	0.00	8,074.04
	<hr/>	<hr/>	<hr/>
	73,404.54	0.00	73,404.54
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES & EQUITY	103,415.37	4,419.88	107,835.25
	=====	=====	=====

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

	Current Period	Monthly Budget	Monthly Variance	6 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	24,090.00	24,090.00	0.00	48,180.00
4060 LATE CHARGES	2.93	0.00	2.93	85.61	0.00	85.61	0.00
4080 CLOSING FEES*	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4100 INTEREST - OPERATING	30.13	0.00	30.13	177.41	0.00	177.41	0.00
4340 INTEREST - RESERVES	4.31	0.00	4.31	23.96	0.00	23.96	0.00
4350 INTEREST ALLOC TO RESERVES	-4.31	0.00	-4.31	-23.96	0.00	-23.96	0.00
4970	4,048.06	4,015.00	33.06	24,553.02	24,090.00	463.02	48,180.00
4980 TOTAL INCOME	4,048.06	4,015.00	33.06	24,553.02	24,090.00	463.02	48,180.00
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6040 CONTRACTED LAWN SERVICE	1,583.33	1,583.33	0.00	8,717.54	9,500.02	-782.48	19,000.00
6045 ADDITIONAL LANDSCAPE	0.00	416.67	-416.67	0.00	2,499.98	-2,499.98	5,000.00
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	20.83	-20.83	0.00	125.02	-125.02	250.00
6140 WATER - IRRIGATION	112.06	83.33	28.73	264.39	500.02	-235.63	1,000.00
6240 TREE TRIM & REMOVAL MAINTENANCE/REPAIR	0.00	250.00	-250.00	0.00	1,500.00	-1,500.00	3,000.00
SIGNAGE	0.00	16.67	-16.67	0.00	99.98	-99.98	200.00
6431 FENCE REPAIR	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000.00
6599	1,695.39	2,470.83	-775.44	8,981.93	14,825.02	-5,843.09	29,650.00
<b>UTILITIES</b>							
7910 ELECTRIC	410.00	400.00	10.00	2,290.31	2,400.00	-109.69	4,800.00
7999	410.00	400.00	10.00	2,290.31	2,400.00	-109.69	4,800.00
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	604.00	604.00	0.00	3,624.00	3,624.00	0.00	7,248.00
8040 POSTAGE	3.20	16.67	-13.47	130.57	99.98	30.59	200.00
8060 COPIES/PRINTING/SUPPLIES	23.15	16.67	6.48	485.65	99.98	385.67	200.00
8080 CPA SERVICES	0.00	29.17	-29.17	375.00	174.98	200.02	350.00
8100 LEGAL EXPENSE	0.00	16.67	-16.67	0.00	99.98	-99.98	200.00
8230 BANK CHARGES	0.00	7.50	-7.50	0.00	45.00	-45.00	90.00
8479	630.35	690.68	-60.33	4,615.22	4,143.92	471.30	8,288.00
<b>INSURANCE</b>							
8481 PROPERTY INSURANCE	0.00	354.92	-354.92	0.00	2,129.48	-2,129.48	4,259.00
8499	0.00	354.92	-354.92	0.00	2,129.48	-2,129.48	4,259.00
<b>RESTRICTED TRANSFERS TO RESERVES</b>							
9170 DEFERRED MAINTENANCE	98.58	98.58	0.00	591.52	591.52	0.00	1,183.00
9299	98.58	98.58	0.00	591.52	591.52	0.00	1,183.00
9980 TOTAL EXPENSES	2,834.32	4,015.01	-1,180.69	16,478.98	24,089.94	-7,610.96	48,180.00
9990 GAIN (LOSS)	1,213.74	-0.01	1,213.75	8,074.04	0.06	-8,073.98	0.00
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\*\*\*\* ACCOUNTS RECEIVABLE REPORT\*\*\*\*

053540 STONECROFT HOMEOWNERS ASSOCIATION RUN JUL 3, 2024

THRU 07/03/2024

\*\* ARREARS ONLY \*\* NO ZERO AMOUNTS ON REPORT

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\* '= AUTOPAY

ACCT#	NAME	ACCOUNT TOTAL	ANNUAL CURRENT	ANNUAL PAST DUE	COLLECTION	CLOSINGS
030136	MATTINGLY,	64.49	0.46	64.03		
020082	THURMAN,RU	394.82	2.47	392.35	IL-04/12/24	
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		459.31	2.93	456.38		

	ANNUAL
TOTAL PREPAYS	0.00
TOTAL ARREARS	459.31