



Stonecroft

HOMEOWNERS ASSOCIATION

July 2022

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

July 2022

ASSETS		LIABILITIES	
Cash in Bank - Operating	75,157.21	Payables/Prepays	21,148.01
Cash in Bank - Reserves	2,043.89	Reserves (net)	2,043.89
Petty Cash - John Rhomberg	300.00	Equity	57,509.21
Accounts Receivables	3,200.01		
Deposits	0.00		
TOTAL ASSETS	80,701.11	TOTAL LIABILITIES	80,701.11

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	3,668.72	25,891.96	25,550.00	341.96
EXPENSES:				
Utilities	446.80	2,915.60	2,916.65	(1.05)
Grounds	2,000.88	9,493.88	15,219.20	(5,725.32)
Pool/Club				0.00
Administration	592.99	4,799.58	4,789.10	10.48
Insurance	2,830.00	2,830.00	2,041.65	788.35
Reserves	83.33	583.35	583.35	0.00
TOTAL EXPENSES	5,954.00	20,622.41	25,549.95	(4,927.54)
SURPLUS/(DEFICIT)	(2,285.28)	5,269.55	0.05	5,269.50

COMMENTS:

053540
STONECROFT HOMEOWNERS ASSOCIATION

FINANCIAL REPORT
July 2022

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CHECKING - PRIMARY	LAST RECONCILED ON 07/25/2022	07/26/2022
1056	FIRST HORIZON - MM - OPERATING	LAST RECONCILED ON 08/03/2022	08/05/2022
1066	FIRST HORIZON - MM - RESERVE	LAST RECONCILED ON 08/03/2022	08/05/2022
6040	CONTRACTED LAWN SERVICE	THIS IS OVER THE BUDGET FOR THE MONTH	07/25/2022
6140	WATER - IRRIGATION	THIS IS A NON BUDGETED COA	07/25/2022
8481	PROPERTY INSURANCE	THIS IS HIGH PER HISTORY INSURANCE IS NOT SET UP AS	07/25/2022
8481	PROPERTY INSURANCE	PREPAY	07/25/2022

STONECROFT HOMEOWNERS ASSOCIATION
 B A L A N C E S H E E T
 July 2022

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	44,835.56		44,835.56
1056 FIRST HORIZON - MM - OPERATING	30,321.65		30,321.65
1066 FIRST HORIZON - MM - RESERVE		2,043.89	2,043.89
1070 PETTY CASH - JOHN RHOMBERG	300.00		300.00
	-----	-----	-----
	75,457.21	2,043.89	77,501.10
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	3,200.01		3,200.01
	-----	-----	-----
	3,200.01	0.00	3,200.01
PREPAID ASSETS			
	-----	-----	-----
	0.00	0.00	0.00
	-----	-----	-----
TOTAL ASSETS	<u>78,657.22</u>	<u>2,043.89</u>	<u>80,701.11</u>

STONECROFT HOMEOWNERS ASSOCIATION
 B A L A N C E S H E E T
 July 2022

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	418.80	418.80
2020	ACCRUED ESTIMATED EXPENSES	1,532.50	1,532.50
2032	DEFERRED ANNUAL ASSESSMENT	18,250.00	18,250.00
2130	PREPAID ASSESSMENTS	946.71	946.71
	-----	-----	-----
	21,148.01	0.00	21,148.01
RESTRICTED EQUITY - RESERVES			
2215	RESERVES - INTEREST	0.21	0.21
2270	RESERVES - DEFERRED MAINTENANCE SPENT FROM RESERVES	2,043.68	2,043.68
	-----	-----	-----
	0.00	2,043.89	2,043.89
OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	52,239.66	52,239.66
2670	CURRENT YEAR SURPLUS (DEFICIT)	5,269.55	5,269.55
	-----	-----	-----
	57,509.21	0.00	57,509.21
	-----	-----	-----
	<u>78,657.22</u>	<u>2,043.89</u>	<u>80,701.11</u>
	=====	=====	=====
	TOTAL LIABILITIES & EQUITY		

STONECROFT HOMEOWNERS ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - ANNUAL	3,650.00	3,650.00	0.00	25,550.00	25,550.00	0.00	43,800
4060 LATE CHARGES	18.24	0.00	18.24	138.43	0.00	138.43	0
4080 CLOSING FEES*	0.00	0.00	0.00	200.00	0.00	200.00	0
4100 INTEREST - OPERATING	0.48	0.00	0.48	3.53	0.00	3.53	0
4340 INTEREST - RESERVES	0.03	0.00	0.03	0.21	0.00	0.21	0
4350 INTEREST ALLOC TO RESERVES	- 0.03	0.00	- 0.03	- 0.21	0.00	- 0.21	0
4970	3,668.72	3,650.00	18.72	25,891.96	25,550.00	341.96	43,800
4980 TOTAL INCOME	3,668.72	3,650.00	18.72	25,891.96	25,550.00	341.96	43,800
EXPENSES							
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,883.00	1,532.50	350.50	8,840.70	10,727.50	-1,886.80	18,390
6045 ADDITIONAL LANDSCAPE	0.00	83.33	- 83.33	175.00	583.35	-408.35	1,000
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	58.33	- 58.33	200.00	408.35	-208.35	700
6140 WATER - IRRIGATION	117.88	0.00	117.88	278.18	0.00	278.18	0
6240 TREE TRIM & REMOVAL	0.00	416.67	-416.67	0.00	2,916.65	-2,916.65	5,000
6241 GUARD SHACK MAINTENANCE/REPAIR	0.00	8.33	- 8.33	0.00	58.35	- 58.35	100
6380 SIGN MAINTENANCE NORTH SIGNAGE	0.00	33.33	- 33.33	0.00	233.35	-233.35	400
6431 FENCE REPAIR	0.00	41.67	- 41.67	0.00	291.65	-291.65	500

STONECROFT HOMEOWNERS ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6599	2,000.88	2,174.16	-173.28	9,493.88	15,219.20	-5,725.32	26,090
UTILITIES							
7910 ELECTRIC	446.80	416.67	30.13	2,915.60	2,916.65	- 1.05	5,000
7999	446.80	416.67	30.13	2,915.60	2,916.65	- 1.05	5,000
ADMINISTRATIVE							
8020 MANAGEMENT FEE	575.00	575.00	0.00	4,025.00	4,025.00	0.00	6,900
8040 POSTAGE	4.24	16.67	- 12.43	109.38	116.65	- 7.27	200
8060 COPIES/PRINTING/SUPPLIES	13.75	41.67	- 27.92	365.20	291.65	73.55	500
8080 CPA SERVICES	0.00	29.17	- 29.17	325.00	204.15	120.85	350
8100 LEGAL EXPENSE	0.00	16.67	- 16.67	0.00	116.65	-116.65	200
8230 BANK CHARGES	0.00	5.00	- 5.00	- 25.00	35.00	- 60.00	60
8479	592.99	684.18	- 91.19	4,799.58	4,789.10	10.48	8,210
INSURANCE							
8481 PROPERTY INSURANCE	2,830.00	291.67	2,538.33	2,830.00	2,041.65	788.35	3,500
8499	2,830.00	291.67	2,538.33	2,830.00	2,041.65	788.35	3,500

STONECROFT HOMEOWNERS ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2022

	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 7 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
RESTRICTED TRANSFERS TO RESERVES -----							
9170 DEFERRED MAINTENANCE	83.33	83.33	0.00	583.35	583.35	0.00	1,000
9299	83.33	83.33	0.00	583.35	583.35	0.00	1,000
9980 TOTAL EXPENSES	5,954.00	3,650.01	2,303.99	20,622.41	25,549.95	-4,927.54	43,800
9990 GAIN (LOSS)	<u>(2,285.28)</u>	<u>(0.01)</u>	<u>2,285.27</u>	<u>5,269.55</u>	<u>0.05</u>	<u>(5,269.50)</u>	<u>0</u>

LINE	DATE	JR #	PAYEE/DESCRIPTION	EMP	JN	COA-DV	AMOUNT	JR TOTAL
200	07/2022	PURC	Stonecroft Homeowners Associat	05	1066-00		83.33	
201	07/2022	PURC	Stonecroft Homeowners Associat	05	2270-00		-83.33	
202	07/2022	PURC	Maurer Lawn Care Inc	05	6040-00		1,883.00	
203	07/2022	PURC	Missouri American Water	05	6140-00		117.88	
204	07/2022	PURC	Cuivre River Electric Cooper	05	7910-00		28.00	
205	07/2022	PURC	Cuivre River Electric Cooper	05	7910-00		30.00	
206	07/2022	PURC	Cuivre River Electric Cooper	05	7910-00		388.80	
207	07/2022	PURC	Sentry Management Inc	05	8020-00		575.00	
208	07/2022	PURC	Sentry Management Inc	05	8040-00		4.24	
209	07/2022	PURC	Sentry Management Inc	05	8060-00		10.50	
210	07/2022	PURC	Sentry Management Inc	05	8060-00		0.35	
211	07/2022	PURC	Sentry Management Inc	05	8060-00		2.90	
212	07/2022	PURC	O'Connor Insurance Agency	05	8481-00		2,830.00	
213	07/2022	PURC	Stonecroft Homeowners Associat	05	9170-00		83.33	
214	07/2022	PURC	TOTAL TO ACCTS PAYABLE	05	2010-00		-5,954.00	
215	07/2022	PURC	TOTAL CHECKS WRITTEN	05	2010-00		5,535.20	
216	07/2022	PURC	TOTAL CHECKS WRITTEN	05	1015-00		-5,535.20	0.00
217	07/2022	A/RJ	INTEREST CHARGES	00	4060-00		-18.24	
218	07/2022	A/RJ	TOTAL TO ACCTS RECEIV	00	1210-00		18.24	0.00
219	07/2022	J001	DEFERRED ANNUAL ASSESSMENTS	02	2032-00		3,650.00	
220	07/2022	J001	DEFERRED ANNUAL ASSESSMENTS	02	4020-00		-3,650.00	0.00
221	07/2022	J003	REVERSE 06/2022 ACCRUALS	03	2020-00		-1,532.50	
222	07/2022	J003	REVERSE 06/2022 ACCRUALS	03	6040-00		1,532.50	0.00
223	07/2022	J004	EST JULY ACCRUAL	03	2020-00		1,532.50	
224	07/2022	J004	EST JULY ACCRUAL	03	6040-00		-1,532.50	0.00
225	07/2022	J999	INTEREST EARNED - OPERATING	03	1056-00		0.48	
226	07/2022	J999	INTEREST EARNED - RESERVES	03	1066-00		0.03	
227	07/2022	J999	ALLOCATE INT EARNED - RESERVES	03	2215-00		-0.03	
228	07/2022	J999	INTEREST EARNED - OPERATING	03	4100-00		-0.48	
229	07/2022	J999	INTEREST EARNED - RESERVES	03	4340-00		-0.03	
230	07/2022	J999	ALLOCATE INT EARNED - RESERVES	03	4350-00		0.03	0.00
					AMOUNTS TOTAL			0.00
TOTAL TRANS		31						

CHECK REGISTER 053540 STONECROFT HOMEOWNERS ASSOCIATION

FOR 07/2022

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CHECK#	PAYEE	VENDOR #	DATE	COA	TYPE	TOTAL CHECK
EFILED-N	STONECROFT HOMEOWNERS ASSOCIAT	053540	07/05/2022	1015	E-F	83.33
DRAFTED	SENTRY MANAGEMENT, INC	000020	07/06/2022	1015	BAN	592.99
100075	MAURER LAWN CARE INC	88EC06	07/15/2022	1015	GLO	1,883.00
100076	O'CONNOR INSURANCE AGENCY	M00068	07/19/2022	1015	GLO	2,830.00
90000111	Cuivre River Electric Cooper	M00036	07/05/2022	1015	MAN	28.00
ACHDRAFT	Missouri American Water	M00133	07/20/2022	1015	GLO	117.88
						5,535.20

**** ACCOUNTS RECEIVABLE REPORT**** 053540 STONECROFT HOMEOWNERS ASSOCIATION
 NO ZERO AMOUNTS LISTED

FOR 07/2022

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 '* ' = AUTOPAY

ACCT#	NAME	ACCOUNT TOTAL	ANNUAL CURRENT	ANNUAL PAST DUE	COLLECTION	CLOSINGS
010019	CENTRACCHI	-2.25	-2.25	0.00		
010023	LATAS,RICH	-310.00	-310.00	0.00		
010036	THANDAL,JA	-300.00	-300.00	0.00		
010051	GAIRANI JR	-2.25	-2.25	0.00		
020057	EWING & CI	785.44	4.58	780.86	IL-05/27/22	
020059	IMPERIAL &	2.33	0.02	2.31		
020062	DAVIS,FORC	2.35	0.02	2.33		
020075	BUELTERMAN	-10.00	-10.00	0.00		
020076	STENFTENAG	-10.00	-10.00	0.00		
020128	SHIPP,DANI	313.50	2.25	311.25		
030095	DOHERTY JR	2.35	0.02	2.33		
030098	GRIFFITTS,	-299.96	-299.96	0.00		
030106	QALBANI,AL	2.25	0.00*	2.25*		
030136	MATTINGLY,	-2.25	-2.25	0.00		
030137	WATTERS,CH	2,089.44	11.33	2,078.11	LN-11/04/20	
030139	HAAKE,JOSE	2.35	0.02	2.33		
030146	FKH SFR PR	-10.00	-10.00	0.00		
		-----	-----	-----		
		2,253.30	-928.47	3,181.77		

	ANNUAL
TOTAL PREPAYS	-946.71
TOTAL ARREARS	3,200.01

**** ACCOUNTS RECEIVABLE REPORT**** 053540 STONECROFT HOMEOWNERS ASSOCIATION
 PRIOR OWNER TRANSACTIONS NO ZERO AMOUNTS LISTED
 ACCT# NAME ACCOUNT COLLECTION CLOSINGS
 TOTAL

FOR 07/2022

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 '* ' = AUTOPAY

TOTAL PREPAYS
 TOTAL ARREARS

GRAND TOTALS> CURRENT AND PRIOR OWNERS:

TOTAL	ANNUAL CURRENT	ANNUAL PAST DUE
----- 2,253.30	-928.47	3,181.77

TOTAL PREPAYS	ANNUAL -946.71
TOTAL ARREARS	3,200.01

ACCOUNT NUMBER	OWNER/BILLING NAME AND ADDRESS	COMMENT	CLOSING DATE	CLOSING	CLOSING UPDATE
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TOTAL NAMES - 0

*** ACCOUNTS PAYABLE REPORT *** 053540 STONECROFT HOMEOWNERS ASSOCIATION

FOR 07/2022

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VNDR#	NAME	BALANCE	0-30	30-60	60-90	OVR90
M00036	CUIVRE RIVER ELECTRIC COOPER	-418.80	-418.80	0.00	0.00	0.00
TOTALS >>>>		-418.80	-418.80	0.00	0.00	0.00

***1066 FIRST HORIZON - MM - RESERVE
 1066- 0 053540 STONECROFT HOMEOWNERS ASSOC C180CF EFILED-N 07/01/2022 07/25/2022 83.33 MONTHLY RSVS 2022 1015 07/05/2022 EFILED-N

 83.33

***2270 RESERVES - DEFERRED MAINTENANCE
 2270- 0 053540 STONECROFT HOMEOWNERS ASSOC C180CF EFILED-N 07/01/2022 07/25/2022 -83.33 MONTHLY RSVS 2022 1015 07/05/2022 EFILED-N

 -83.33

***6040 CONTRACTED LAWN SERVICE 2022 Annual budget= 18,390.00
 6040- 0 88EC06 MAURER LAWN CARE INC 9D75E5 20220633 07/13/2022 07/25/2022 1,883.00 JUNE 2022 MOWING & TRIMMING 1015 07/15/2022 CHK# 100075

 1,883.00

***6140 WATER - IRRIGATION 2022 Annual budget= 0.00
 6140- 0 M00133 MISSOURI AMERICAN WATER 62A38C 10172200 07/11/2022 07/25/2022 117.88 1017-220000375652 06/09-07/08 1015 07/20/2022 ACH#90000112

 117.88

***7910 ELECTRIC 2022 Annual budget= 5,000.00
 7910- 0 M00036 CUIVRE RIVER ELECTRIC COOPE 45297F 94998001 06/15/2022 07/25/2022 28.00 94998-001 06/15/22 1015 07/05/2022 ACH#90000111
 7910- 0 M00036 CUIVRE RIVER ELECTRIC COOPE 94A43A 94998002 07/18/2022 07/25/2022 30.00 94998-002 06/13-07/16 1015 07/26/2022 ACH#90000113
 7910- 0 M00036 CUIVRE RIVER ELECTRIC COOPE EA2817 94998001 07/18/2022 07/25/2022 388.80 94998-001 06/15-07/18 1015 07/26/2022 ACH#90000114

 446.80

***8020 MANAGEMENT FEE 2022 Annual budget= 6,900.00
 8020- 0 000020 SENTRY MANAGEMENT INC 406 BNKDRAFT 07/01/2022 07/01/2022 575.00 MANAGEMENT FEE 1015 07/06/2022 DRAFTED

 575.00

***8040 POSTAGE 2022 Annual budget= 200.00
 8040- 0 000020 SENTRY MANAGEMENT INC 407 BNKDRAFT 07/02/2022 07/02/2022 4.24 POSTAGE CHARGES 1015 07/06/2022 DRAFTED

 4.24

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH
***8060 COPIES/PRINTING/SUPPLIES			2022 Annual budget=		500.00						
8060-	0 000020	SENTRY MANAGEMENT INC	408	BNKDRAFT	07/02/2022	07/02/2022	10.50	SUPPLY CHARGES	1015	07/06/2022	DRAFTED
8060-	0 000020	SENTRY MANAGEMENT INC	409	BNKDRAFT	07/02/2022	07/02/2022	0.35	LASER CHECK/DEP SLIP FEE	1015	07/06/2022	DRAFTED
8060-	0 000020	SENTRY MANAGEMENT INC	410	BNKDRAFT	07/02/2022	07/02/2022	2.90	DV COPIER CHARGES	1015	07/06/2022	DRAFTED

							13.75				
***8481 PROPERTY INSURANCE			2022 Annual budget=		3,500.00						
8481-	0 M00068	O'CONNOR INSURANCE AGENCY	EA758E	07182022	07/18/2022	07/25/2022	2,830.00	6898 INSURANCE	1015	07/19/2022	CHK# 100076

							2,830.00				
***9170 DEFERRED MAINTENANCE			2022 Annual budget=		1,000.00						
9170-	0 053540	STONECROFT HOMEOWNERS ASSOC	C180CF	EFILED-N	07/01/2022	07/25/2022	83.33	MONTHLY RSVS 2022	1015	07/05/2022	EFILED-N

							83.33				
TOTAL TO PAYABLES							-----				
							5,954.00				
							=====				

COA	DESCRIPTION	EMP#	DV-CK#	DATE	SRC	CURR PERIOD	BAL YTD
1015	PACIFIC WESTERN - CHECKING - PRIMARY					PRIOR BALANCE-----	50,370.76
	TOTAL CHECKS WRITTEN	0 00	PURC	072022	5	5,535.20CR	
	ENDING BALANCE					5,535.20CR	44,835.56 *
1056	FIRST HORIZON - MM - OPERATING					PRIOR BALANCE-----	30,321.17
	INTEREST EARNED - OPERATING	0 00	J999	072022	3	0.48	
	ENDING BALANCE					0.48	30,321.65 *
1066	FIRST HORIZON - MM - RESERVE					PRIOR BALANCE-----	1,960.53
	INTEREST EARNED - RESERVES	0 00	J999	072022	3	0.03	
	Stonecroft Homeowners Associat	0 00	PURC	072022	5	83.33	
	ENDING BALANCE					83.36	2,043.89 *
1070	PETTY CASH - JOHN RHOMBERG					PRIOR BALANCE-----	300.00
	ENDING BALANCE					0.00	300.00 *
1210	ASSESSMENTS					PRIOR BALANCE-----	3,181.77
	TOTAL TO ACCTS RECEIV	0 00	A/RJ	072022	0	18.24	
	ENDING BALANCE					18.24	3,200.01 *
2010	ACCOUNTS PAYABLE					PRIOR BALANCE-----	0.00
	TOTAL TO ACCTS PAYABLE	0 00	PURC	072022	5	5,954.00CR	
	TOTAL CHECKS WRITTEN	0 00	PURC	072022	5	5,535.20	
	ENDING BALANCE					418.80CR	418.80CR*
2020	ACCRUED ESTIMATED EXPENSES					PRIOR BALANCE-----	1,532.50CR
	REVERSE 06/2022 ACCRUALS	0 00	J003	072022	3	1,532.50CR	
	EST JULY ACCRUAL	0 00	J004	072022	3	1,532.50	
	ENDING BALANCE					0.00	1,532.50CR*
2032	DEFERRED ANNUAL ASSESSMENT					PRIOR BALANCE-----	21,900.00CR
	DEFERRED ANNUAL ASSESSMENTS	0 00	J001	072022	2	3,650.00	
	ENDING BALANCE					3,650.00	18,250.00CR*
2130	PREPAID ASSESSMENTS					PRIOR BALANCE-----	946.71CR
	ENDING BALANCE					0.00	946.71CR*

COA	DESCRIPTION	EMP#	DV-CK#	DATE	SRC	CURR PERIOD	BAL YTD
2215	RESERVES - INTEREST					PRIOR BALANCE-----	0.18CR
	ALLOCATE INT EARNED - RESERVES	0 00	J999	072022	3	0.03CR	
				ENDING BALANCE		0.03CR	0.21CR*
2270	RESERVES - DEFERRED MAINTENANCE					PRIOR BALANCE-----	1,960.35CR
	Stonecroft Homeowners Associat	0 00	PURC	072022	5	83.33CR	
				ENDING BALANCE		83.33CR	2,043.68CR*
2650	PRIOR YEAR SURPLUS (DEFICIT)					PRIOR BALANCE-----	52,239.66CR
				ENDING BALANCE		0.00	52,239.66CR*
4020	ASSESSMENTS - ANNUAL					PRIOR BALANCE-----	21,900.00CR
	DEFERRED ANNUAL ASSESSMENTS	0 00	J001	072022	2	3,650.00CR	
				ENDING BALANCE		3,650.00CR	25,550.00CR*
4060	LATE CHARGES					PRIOR BALANCE-----	120.19CR
	INTEREST CHARGES	0 00	A/RJ	072022	0	18.24CR	
				ENDING BALANCE		18.24CR	138.43CR*
4080	CLOSING FEES*					PRIOR BALANCE-----	200.00CR
				ENDING BALANCE		0.00	200.00CR*
4100	INTEREST - OPERATING					PRIOR BALANCE-----	3.05CR
	INTEREST EARNED - OPERATING	0 00	J999	072022	3	0.48CR	
				ENDING BALANCE		0.48CR	3.53CR*
4340	INTEREST - RESERVES					PRIOR BALANCE-----	0.18CR
	INTEREST EARNED - RESERVES	0 00	J999	072022	3	0.03CR	
				ENDING BALANCE		0.03CR	0.21CR*
4350	INTEREST ALLOC TO RESERVES					PRIOR BALANCE-----	0.18
	ALLOCATE INT EARNED - RESERVES	0 00	J999	072022	3	0.03	
				ENDING BALANCE		0.03	0.21 *
6040	CONTRACTED LAWN SERVICE					PRIOR BALANCE-----	6,957.70
	REVERSE 06/2022 ACCRUALS	0 00	J003	072022	3	1,532.50	

COA	DESCRIPTION	EMP#	DV-CK#	DATE	SRC	CURR PERIOD	BAL YTD
6040	EST JULY ACCRUAL	0 00-	J004	072022	3	1,532.50CR	
	Maurer Lawn Care Inc	0 00-	PURC	072022	5	1,883.00	
			ENDING BALANCE			1,883.00	8,840.70 *
6045	ADDITIONAL LANDSCAPE					PRIOR BALANCE-----	175.00
			ENDING BALANCE			0.00	175.00 *
6120	IRRIGATION MAINTENANCE & REPAIR					PRIOR BALANCE-----	200.00
			ENDING BALANCE			0.00	200.00 *
6140	WATER - IRRIGATION					PRIOR BALANCE-----	160.30
	Missouri American Water	0 00-	PURC	072022	5	117.88	
			ENDING BALANCE			117.88	278.18 *
7910	ELECTRIC					PRIOR BALANCE-----	2,468.80
	Cuivre River Electric Cooper	0 00-	PURC	072022	5	28.00	
	Cuivre River Electric Cooper	0 00-	PURC	072022	5	30.00	
	Cuivre River Electric Cooper	0 00-	PURC	072022	5	388.80	
			ENDING BALANCE			446.80	2,915.60 *
8020	MANAGEMENT FEE					PRIOR BALANCE-----	3,450.00
	Sentry Management Inc	0 00-	PURC	072022	5	575.00	
			ENDING BALANCE			575.00	4,025.00 *
8040	POSTAGE					PRIOR BALANCE-----	105.14
	Sentry Management Inc	0 00-	PURC	072022	5	4.24	
			ENDING BALANCE			4.24	109.38 *
8060	COPIES/PRINTING/SUPPLIES					PRIOR BALANCE-----	351.45
	Sentry Management Inc	0 00-	PURC	072022	5	10.50	
	Sentry Management Inc	0 00-	PURC	072022	5	0.35	
	Sentry Management Inc	0 00-	PURC	072022	5	2.90	
			ENDING BALANCE			13.75	365.20 *
8080	CPA SERVICES					PRIOR BALANCE-----	325.00
			ENDING BALANCE			0.00	325.00 *

COA	DESCRIPTION	EMP#	DV-CK#	DATE	SRC	CURR PERIOD	BAL YTD
8230	BANK CHARGES					PRIOR BALANCE-----	25.00CR
						ENDING BALANCE	0.00
							25.00CR*
8481	PROPERTY INSURANCE					PRIOR BALANCE-----	0.00
	O'Connor Insurance Agency	0 00	-PURC	072022	5	2,830.00	
						ENDING BALANCE	2,830.00 *
9170	DEFERRED MAINTENANCE					PRIOR BALANCE-----	500.02
	Stonecroft Homeowners Associat	0 00	-PURC	072022	5	83.33	
						ENDING BALANCE	83.33
							583.35 *

TOTAL ITEMS : 31



ADMINISTRATIVE ITEMS



MANAGER'S REPORT STONECROFT HOA

JULY 2022

Community Site Visits

07/19/2022 Amy drove the property and then sent out violation letters to the following:
4141 Millers Ridge Trailer in driveway
4454 Hesters Way Power washing needed on side of home.
4722 Briarcroft Drive Trash Cans out

Tyler will complete first site visit in August.

Architectural Requests

No architectural requests in the month of April.

Financial Overview

*Attached

Arrears/Collections Status

07/12/2022 Lien form sent down to Delinquency Services for Ewing. 8/08/2022 Delinquency Services confirmed information has been received and is in queue for processing.

Closings

No homes closed for the month of July

Current Board Terms

Director	Position	Year Elected Appointed	Term	Seat Exp.
JOHN RHOMBERG	President	2021	3 YEARS	2024
JASON VALVERO	VP	2019	3 YEARS	2022
REBECCA POGORZELSKI	DIRECTOR	2020	3 YEARS	2023

7/18/2022 – EMAIL sent to BOD members regarding the changing of banks from Iberia to Pacific Western.

Association Assessment Management Policy Worksheet

Association Name: _____ Association Number: _____

Work with your Boards to formulate their Assessment Management Policy. Carefully review and complete the below sections to document and establish a policy that is in compliance with the Association governing documents and State statutes. Check the box that stipulates these requirements and select the proper criteria. Any associated fees correspond to the management agreement addendum.

Regular Assessments (Select 1 and fill in the following)

- Monthly assessments shall be due and payable in full on the first day of _____ and of each month thereafter ("Due Date").
- Quarterly assessments shall be due and payable in full on the first day of each calendar month _____, _____, _____ and _____.
- Semi-annual assessments shall be due and payable in full on the first day of _____ and _____ ("Due Date").
- Annual assessments shall be due and payable in full on the first day of _____ ("Due Date").
- Annual assessments may be paid in a lump sum by the first day of _____ ("Due Date") or in installments, which shall be due on the first day of each calendar month of _____, _____ and _____ as an accommodation made to the unit owner.

Delinquency Date & Late Fee/Interest (Select up to 2 and fill in the following- State/Document driven)

- Late Fee:** If payment is not received by the Association within _____ days of the applicable due date ("Grace Period"), the account shall be deemed late and a late fee of _____ will be added to the delinquent unit owner's account.
- Interest:** If payment is not received by the Association within _____ days of the applicable due date ("Grace Period"), the account shall be deemed late and interest of _____ percent per annum will be added to the delinquent unit owner's account.

Reminder Statement *Best Practice is to send on any balance greater than \$4.00

A Reminder Statement reflecting the unit owner's current account balance shall be mailed to the unit owner's last known address when the account is not brought current on or by the above delinquent date.

Optional Late Notice (Select 1 and fill in the following)

- Board selects to send Optional Late Notice via Regular Mail
- Greater than a specific \$ _____.
- Greater than the Assessment Amount.
- Board selects to send Optional Late Notice via Certified Mail
- Greater than a specific \$ _____.
- Greater than the Assessment Amount.

An Optional Late Notice shall be mailed to a unit owner last known address that still has a delinquent balance 10 days after the mailing of the Reminder Statement. A cost for the Optional Late Notice will be assessed to the unit owner by the Association, unless state/documents direct otherwise.

- Board does not select to send Optional Late Notices.

Notice of Intent to File Lien (ITL) *(Select 1 and fill in the following)*

- Automatic *(recommended to protect against selective enforcement)*

If payment in full, including late charges, is not received by the Association by the _____ day after the due date, a Notice of Intent to File Lien shall be mailed to the unit owner’s last known address by certified, if requested or required, and by 1st class mail. This notice shall inform the delinquent unit owner that a Lien will be placed on the unit if payment is not received. The Notice of Intent to File Lien shall result in a charge being added to the delinquent unit owner’s account for the time and preparation of the document.

- Board selects when to send Intent to Lien.
(not recommended as it may enable selective enforcement)

Notice of Lien *(Select 1 and fill in the following)*

- Automatic *(recommended to protect against selective enforcement)*

Record a Claim of Lien _____ days after the preparation of the Notice of Intent to File Lien.

Upon the expiration of the ITL period, the Association will record a Claim of Lien, mailing a notice by 1st class mail advising the unit owner that a Lien was recorded against the property. The Notice of Lien shall result in a charge being added to the delinquent unit owner’s account for the time and preparation of the document.

- Board selects when to send Notice of Lien. Non-applicable.
(not recommended as it may enable selective enforcement)

Accelerated Lien Language *(Select 1 and fill in the following)*

- Per the governing documents, all assessments, special assessments and other charges may be accelerated through the end of the year if payment is not received or for a period of _____ months.
- No acceleration Lien language in governing documents.

Payment Plans *(Select 1 and fill in the following)*

- Board elects to allow managing agent to offer one of the following payment plans:
 6 months 12 months 18 months 24 months

It is understandable that hardships may occur and therefore the Board may vote to approve a payment plan that is negotiable for up to _____ months. The installment amounts will be in conjunction with on-going assessments that come due.

- Board will not offer payment plan.

Attorney/Collection Agency Turnover

Unit owners that remain delinquent after the above process will be turned over to the Association’s attorney or collection service at the written direction of the Board.

All Association legal costs and other incidental costs associated with the Delinquency Management Process shall be charged to the Association and added to owner’s ledger and shall be part of the delinquency satisfaction.

Board Signature (Required): _____ **Title:** _____

Printed Name (Required): _____ **Effective Date:** _____



053540 STONECROFT HOMEOWNERS ASSOCIATION

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Property Notebook

Homeowner # order Rules & Regulations notebook with open lines only From 07/01/2022 To 07/31/2022 (Newest to Oldest)

(Status: O=open, C=closed; Vx=Violation Ltr #; P=PDF of letter on file; I=Image on file)

ACCT #	OWNER NAME AND PROPERTY ADDRESS	TYPE--DATE	ACTION - TYLER MAZDRA	CODE	STATUS	AGE
020092	ROBBINS, RONALD & RACHEL 4141 MILLERS RDG	RR 07/19/2022	Sent via Direct Mail by Amy Gibson The trailer in your driveway needs to be moved off of your lot or moved into your garage. Per the Stonecroft HOA's indentures there are to be no Commercial vehicles, RV's, boats, trailers, etc. parked or stored on any lot. If you have any questions you can reach me at agibson@sentrymgt.com	VE	0-V1P	22
020127	TIERNEY, JEFF & KATHERINE 4454 HESTERS WAY	RR 07/19/2022	Sent via Direct Mail by Amy Gibson The side of your homes exterior is in need of cleaning from fungus and/or mildew.	MN	0-V1P	22
030131	GRASER, PAUL K & NANCY L 4722 BRIARCROFT DR	RR 07/19/2022	Violation letter sent via: ngraser@sbcglobal.net by Amy Gibson Store trash/recycle receptacles out-of-sight except on collection days. If you feel you have recived this letter in error or trash can has since been removed, please disregard this letter.	PP	0-V1P	22

TOTAL NAMES - 3



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 ST BUDGET DRAFT	SEND TO BOD	
	ANNUAL MEETING Can be scheduled during 4 th 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	