

STRATFORD LAKES MASTER ASSOCIATION, INC.

FY2023 BUDGET

BOARD APPROVED
November 23, 2022

This budget is based on assessments increasing from \$202.42 to \$205.00 per unit per quarter.

All assessments are paid to the Master Association.
With the exception of the College Hills Filing No.8 SFD Owners Association

Prepared by
MSI, LLC

Stratford Lakes Master Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2021
\$28,623.40

Bottom line is actual

Prepared on: 10/19/2022

Cash Balance Act 12/31/2021
\$55,577.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000	\$1,900.00	\$600.00	\$200.00	\$200.00	\$200.00	\$800.00	\$200.00	\$500.00	\$275.00	\$250.00	\$675.00	\$400.00	\$6,200.00	\$6.47
Administrative	\$884.40	\$1,635.90	\$325.00	\$179.00	\$453.45	\$549.70	\$0.00	\$657.67	\$196.35	\$250.00	\$675.00	\$400.00	\$6,206.47	0.10%
602020	\$250.00	\$425.00	\$50.00	\$50.00	\$200.00	\$450.00	\$70.00	\$225.00	\$80.00	\$50.00	\$100.00	\$300.00	\$2,250.00	(\$81.68)
Postage	\$325.84	\$365.39	\$257.73	\$47.21	\$420.40	\$26.46	\$0.00	\$205.55	\$69.74	\$50.00	\$100.00	\$300.00	\$2,168.32	-3.63%
602070	\$120.00	\$0.00	\$270.00	\$180.00	\$225.00	\$225.00	\$45.00	\$75.00	\$75.00	\$165.00	\$165.00	\$180.00	\$1,725.00	\$74.33
A/R Processing Fee	\$105.00	\$30.00	\$315.00	\$105.00	\$45.00	\$264.33	\$0.00	\$105.00	\$320.00	\$165.00	\$165.00	\$180.00	\$1,799.33	4.31%
602080	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$400.00	\$0.00
Lien Processing Fee	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	0.00%
603000	\$0.00	\$377.00	\$12,493.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,870.00	(\$176.00)
Insurance	\$0.00	\$0.00	\$9,779.00	\$2,915.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,694.00	-1.37%
Clubhouse Maintenance/Repairs														
625200	\$0.00	\$75.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$300.00	(\$300.00)
Building Repairs - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-100.00%
650000	\$400.00	\$400.00	\$300.00	\$300.00	\$300.00	\$400.00	\$300.00	\$300.00	\$300.00	\$400.00	\$300.00	\$300.00	\$4,000.00	(\$537.50)
Clubhouse Maintenance	\$331.00	\$165.50	\$3,265.50	\$162.67	(\$2,937.33)	\$325.34	\$0.00	\$649.82	\$0.00	\$500.00	\$500.00	\$500.00	\$3,462.50	-13.44%
650030	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$1,000.00	\$243.32
Clubhouse Supplies	\$0.00	\$75.39	\$151.76	\$91.43	\$305.96	\$1,064.00	(\$174.33)	\$13.37	(\$674.76)	\$283.24	\$7.26	\$100.00	\$1,243.32	24.33%
650040	\$0.00	\$0.00	\$0.00	\$575.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00	\$2,375.00	(\$1,793.01)
Clubhouse Repairs	\$79.35	\$921.10	\$0.00	\$1,436.85	\$16.69	\$0.00	\$0.00	\$402.00	(\$2,274.00)	\$0.00	\$0.00	\$0.00	\$581.99	-75.50%
650045	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$780.00
Clubhouse Janitorial	\$400.00	\$320.00	\$220.00	\$320.00	\$400.00	\$970.00	\$0.00	\$800.00	(\$550.00)	\$300.00	\$300.00	\$300.00	\$3,780.00	26.00%
Grounds Maintenance/ Repairs														
607000	\$2,525.00	\$2,525.00	\$2,525.00	\$5,050.00	\$5,050.00	\$5,050.00	\$5,050.00	\$5,050.00	\$5,050.00	\$5,050.00	\$5,050.00	\$2,525.00	\$50,500.00	\$700.00
Grounds Maintenance	\$2,525.00	\$2,525.00	\$2,525.00	\$5,050.00	\$5,050.00	\$5,050.00	\$0.00	\$10,100.00	\$0.00	\$10,500.00	\$5,250.00	\$2,625.00	\$51,200.00	1.39%
607080	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,320.00	\$1,320.00	\$1,320.00	\$9,240.00	\$540.00
Path Maintenance	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$9,780.00	5.84%

Budget Projection Report

Bottom line is actual

Cash Balance Act 12/31/2021
\$55,577.00

Cash Balance Act 12/31/2021
\$55,577.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
607090	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,805.00
Native Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,805.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,805.00	0.00%
607100	\$0.00	\$0.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$0.00	\$0.00	\$0.00	\$12,320.00	\$0.00
Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$0.00	\$3,520.00	\$0.00	\$1,760.00	\$0.00	\$0.00	\$12,320.00	0.00%
607200	\$0.00	\$0.00	\$500.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$500.00	\$0.00	\$3,000.00	\$535.00
Grounds Improvements	\$0.00	\$500.00	\$260.00	\$440.00	(\$700.00)	\$130.00	\$0.00	\$2,405.00	\$0.00	\$0.00	\$500.00	\$0.00	\$3,535.00	17.83%
607400	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$3,400.00	\$13,330.00	\$1,800.00	\$4,000.00	\$500.00	\$0.00	\$0.00	\$23,160.00	(\$6,726.50)
Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$0.00	\$0.00	\$2,040.00	\$1,142.50	\$0.00	\$8,754.00	(\$1,503.00)	\$6,000.00	\$0.00	\$0.00	\$16,433.50	-29.04%
607410	\$400.00	\$0.00	\$500.00	\$0.00	\$400.00	\$0.00	\$500.00	\$400.00	\$0.00	\$500.00	\$490.00	\$0.00	\$3,190.00	\$1,804.72
Grounds Repairs - Other	\$880.00	\$1,440.00	\$270.00	\$0.00	(\$535.00)	\$1,520.00	\$0.00	\$1,275.00	\$144.72	\$0.00	\$0.00	\$0.00	\$4,994.72	56.57%
607606	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00	(\$400.00)
Waterscape Entry Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-100.00%
607620	\$200.00	\$300.00	\$200.00	\$100.00	\$400.00	\$100.00	\$100.00	\$300.00	\$200.00	\$200.00	\$100.00	\$100.00	\$2,300.00	(\$915.00)
Flag Maintenance	\$0.00	\$0.00	\$1,385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,385.00	-39.78%
607634	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.67	\$616.63	\$7,400.00	(\$2,360.02)
Pet Waste Clean Up	\$560.20	\$541.24	\$405.69	\$330.45	\$353.29	\$451.13	\$0.00	\$706.58	\$0.00	\$458.74	\$616.33	\$616.33	\$5,039.98	-31.89%
610000	\$0.00	\$0.00	\$0.00	\$805.50	\$805.50	\$805.50	\$805.50	\$805.50	\$805.50	\$805.50	\$805.50	\$0.00	\$6,444.00	\$612.00
Pond/Lake Maintenance	\$0.00	\$0.00	\$0.00	\$882.00	\$882.00	\$882.00	\$0.00	\$1,764.00	\$882.00	\$882.00	\$882.00	\$0.00	\$7,056.00	9.50%
610010	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$200.00	\$100.00	\$200.00	\$1,000.00	(\$634.14)
Pond/Lake Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.21	\$48.65	\$0.00	\$100.00	\$200.00	\$0.00	\$365.86	-63.41%
611000	\$100.00	\$100.00	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$800.00	(\$350.00)
Fence Maintenance & Repairs	\$469.00	(\$469.00)	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$200.00	\$450.00	-43.75%
615000	\$0.00	\$0.00	\$0.00	\$400.00	\$300.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$300.00	\$0.00	\$1,200.00	\$288.01
Lighting Maintenance	\$143.48	\$0.00	\$0.00	\$190.02	\$564.98	\$1,214.60	\$0.00	\$439.53	(\$1,214.60)	\$0.00	\$150.00	\$0.00	\$1,488.01	24.00%
619000	\$300.00	\$0.00	\$100.00	\$300.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00	\$1,200.00	(\$15.2

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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-100.00%
621000	\$2,420.00	\$2,420.00	\$2,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,420.00	\$2,420.00	\$12,100.00	\$660.00
Snow Removal	\$2,420.00	\$2,420.00	\$2,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,750.00	\$2,750.00	\$12,760.00	5.45%
650500	\$0.00	\$0.00	\$0.00	\$400.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$900.00	(\$862.78)
Tennis Court Maintenance & R	\$0.00	\$0.00	\$0.00	\$37.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.22	-95.86%
652080	\$0.00	\$0.00	\$0.00	\$692.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$692.00	\$1.00
Highline Canal Assessments	\$0.00	\$0.00	\$693.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$693.00	0.14%
Miscellaneous/Contingency														
653010	\$0.00	\$500.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$280.60
Meeting Expense	\$47.50	\$0.00	\$0.00	\$750.00	\$169.00	\$0.00	\$14.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$980.60	40.09%
654035	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3.00)
Bank Charges	\$0.00	\$0.00	(\$3.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3.00)	0.00%
655000	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$500.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$5,500.00	\$3,145.04
Social Activities	\$50.79	(\$200.00)	\$0.00	\$502.00	\$0.00	\$0.00	\$1,047.21	\$6,473.66	\$271.38	\$300.00	\$0.00	\$200.00	\$8,645.04	57.18%
660000	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.12	\$94,057.00	(\$0.04)
Transfer to Reserves	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$0.00	\$15,676.16	\$7,838.08	\$7,838.08	\$7,838.08	\$7,838.08	\$94,056.96	0.00%
680000	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$300.00	(\$121.81)
Miscellaneous Expense	\$68.29	\$15.50	\$11.38	\$25.01	\$0.00	\$28.01	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$0.00	\$178.19	-40.60%
690000	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$1,000.00	(\$1,000.00)
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-100.00%
Pool Maintenance/Repairs														
640000	\$0.00	\$0.00	\$0.00	\$0.00	\$2,047.50	\$2,047.50	\$2,047.50	\$2,047.50	\$0.00	\$0.00	\$0.00	\$0.00	\$8,190.00	\$190.40
Pool Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,630.40	\$0.00	\$1,700.00	\$2,650.00	\$1,400.00	\$0.00	\$0.00	\$8,380.40	2.32%
640030	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	(\$3,426.75)
Pool Chemicals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.60	\$0.00	\$1,133.87	\$2,772.78	\$0.00	\$0.00	\$0.00	\$4,073.25	-45.69%
640035	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$1,423.17
Pool Repairs	\$0.00	\$0.00	\$0.00	\$3,531.64	(\$3,531.64)	\$0.00	\$770.53	\$742.70	\$309.94	\$0.00	\$0.00	\$0.00	\$1,823.17	355.79%

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Top line is budget

Budget Projection Report

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\$28,623.40

Bottom line is actual

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Cash Balance Act 12/31/2021
\$55,577.00

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640040	\$0.00	\$0.00	\$400.00	\$1,200.00	\$200.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	(\$482.95)
Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$199.73	\$422.07	\$191.09	\$346.48	\$357.68	\$0.00	\$0.00	\$0.00	\$1,517.05	-24.15%
640045	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.30
Pool Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.30	0.00%
640080	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$8,750.00	\$8,750.00	\$9,306.00	\$4,750.40	\$0.00	\$0.00	\$0.00	\$32,556.40	(\$32,527.64)
Pool/Clubhouse Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.76	\$0.00	\$0.00	\$0.00	\$0.00	\$28.76	-99.91%
Professional Fees														
605000	\$2,912.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$35,901.00	\$190.00
Management	\$2,912.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$0.00	\$6,188.00	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00	\$36,091.00	0.53%
605007	\$0.00	\$0.00	\$2,690.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,690.00	\$0.00
Audit Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$2,690.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,690.00	0.00%
606000	\$700.00	\$700.00	\$500.00	\$700.00	\$700.00	\$500.00	\$700.00	\$700.00	\$800.00	\$800.00	\$500.00	\$700.00	\$8,000.00	(\$1,916.00)
Legal	\$1,378.00	\$200.00	\$610.00	\$242.00	\$557.50	\$200.00	\$0.00	\$1,496.50	\$0.00	\$0.00	\$700.00	\$700.00	\$6,084.00	-23.95%
Utilities														
600200	\$20.00	\$20.00	\$20.00	\$130.00	\$245.00	\$1,100.00	\$500.00	\$400.00	\$375.00	\$350.00	\$140.00	\$100.00	\$3,400.00	(\$465.33)
Water/Sewer	\$40.73	\$40.73	\$48.28	\$40.73	\$48.28	\$1,195.88	\$463.53	\$229.48	\$237.03	\$350.00	\$140.00	\$100.00	\$2,934.67	-13.69%
600700	\$2,400.00	\$900.00	\$900.00	\$800.00	\$800.00	\$1,900.00	\$2,348.00	\$2,400.00	\$2,500.00	\$2,400.00	\$1,000.00	\$900.00	\$19,248.00	\$95.04
Gas/Electricity	\$949.00	\$963.93	\$919.63	\$845.74	\$977.01	\$1,731.59	\$2,838.36	\$2,694.57	\$3,123.21	\$2,400.00	\$1,000.00	\$900.00	\$19,343.04	0.49%
600900	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.83	\$360.87	\$4,330.00	(\$2,869.41)
Telephone/Internet	\$359.65	\$365.43	\$199.57	(\$265.63)	\$0.00	\$416.57	\$0.00	\$117.00	\$67.00	\$67.00	\$67.00	\$67.00	\$1,460.59	-66.27%
600920	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,260.00
Internet Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,260.00	0.00%
614000	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.17	\$8,258.13	\$99,098.00	\$3,064.71
Trash Removal	\$7,866.45	\$8,050.12	\$8,184.93	\$8,680.33	\$8,609.51	\$8,776.39	\$9,174.69	\$8,973.99	\$8,946.30	\$8,300.00	\$8,300.00	\$8,300.00	\$102,162.71	3.09%

Stratford Lakes Master Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2021
\$28,623.40

Bottom line is actual

Prepared on: 10/19/2022

Cash Balance Act 12/31/2021
\$55,577.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	\$41,021.37	\$41,021.37	\$41,221.37	\$41,421.37	\$41,641.37	\$41,441.37	\$41,641.37	\$41,241.37	\$41,221.37	\$41,221.37	\$41,021.37	\$41,021.33	\$495,136.40	\$10,187.90
	\$81,061.83	\$19,882.58	\$26,932.17	\$107,277.06	(\$5,760.20)	\$29,632.91	\$70,327.41	\$19,366.81	\$26,951.71	\$113,978.76	\$7,721.58	\$7,951.68	\$505,324.30	2.06%
Expense	\$33,690.75	\$31,484.75	\$47,470.75	\$39,735.25	\$37,985.75	\$48,360.75	\$62,278.75	\$50,291.75	\$43,393.65	\$35,688.25	\$34,388.25	\$30,367.75	\$495,136.40	\$40,468.74
	\$31,889.46	\$32,163.31	\$45,838.62	\$40,605.75	\$30,769.16	\$41,896.99	\$14,697.12	\$81,835.68	\$22,513.85	\$46,442.64	\$35,139.67	\$30,875.41	\$454,667.66	8.17%
Net	\$7,330.62	\$9,536.62	(\$6,249.38)	\$1,686.12	\$3,655.62	(\$6,919.38)	(\$20,637.38)	(\$9,050.38)	(\$2,172.28)	\$5,533.12	\$6,633.12	\$10,653.58		
	\$49,172.37	(\$12,280.73)	(\$18,906.45)	\$66,671.31	(\$36,529.36)	(\$12,264.08)	\$55,630.29	(\$62,468.87)	\$4,437.86	\$67,536.12	(\$27,418.09)	(\$22,923.73)		
Gain/Loss	\$7,330.62	\$16,867.24	\$10,617.86	\$12,303.98	\$15,959.60	\$9,040.22	(\$11,597.16)	(\$20,647.54)	(\$22,819.82)	(\$17,286.70)	(\$10,653.58)	\$0.00		
	\$49,172.37	\$36,891.64	\$17,985.19	\$84,656.50	\$48,127.14	\$35,863.06	\$91,493.35	\$29,024.48	\$33,462.34	\$100,998.46	\$73,580.37	\$50,656.64		
Cash	\$35,954.02	\$45,490.64	\$39,241.26	\$40,927.38	\$44,583.00	\$37,663.62	\$17,026.24	\$7,975.86	\$5,803.58	\$11,336.70	\$17,969.82	\$28,623.40		
Balance	\$104,749.37	\$92,468.64	\$73,562.19	\$140,233.50	\$103,704.14	\$91,440.06	\$147,070.35	\$84,601.48	\$89,039.34	\$156,575.46	\$129,157.37	\$106,233.64	Position Different Than Expected by	\$50,656.64
More/Less	\$68,795.35	\$46,978.00	\$34,320.93	\$99,306.12	\$59,121.14	\$53,776.44	\$130,044.11	\$76,625.62	\$83,235.76	\$145,238.76	\$111,187.55	\$77,610.24		

Stratford Lakes Master Association, Inc.
Annual Budget Report
11/23/2022

Accounts	2023 Budget
Income:	
400000 - Assessments - Owners	\$402,620.00
400020 - Assessments - Reflections	\$81,180.00
400021 - Assessments - College Hills #8	\$12,300.00
420000 - Late/Interest Fee	\$2,000.00
420010 - Lien Fee Reimbursable	\$400.00
420015 - Legal Collection Fee Reimbursable	\$800.00
420030 - Fines	\$800.00
460240 - Keys/Fobs	\$80.00
Total Income:	\$500,180.00
Expense:	
600200 - Water/Sewer	\$3,087.00
600700 - Gas/Electricity	\$20,116.00
600900 - Telephone/Internet	\$804.00
602000 - Administrative	\$6,206.00
602020 - Postage	\$3,139.00
602070 - A/R Processing Fee	\$1,700.00
602080 - Lien Processing Fee	\$400.00
603000 - Insurance	\$13,710.00
605000 - Management	\$37,178.00
605007 - Audit Preparation	\$2,820.00
606000 - Legal	\$6,500.00
607000 - Grounds Maintenance	\$53,368.00
607080 - Path Maintenance	\$3,054.00
607200 - Grounds Improvements	\$3,500.00
607400 - Grounds Repairs - Sprinklers	\$23,725.00
607410 - Grounds Repairs - Other	\$5,150.00
607606 - Waterscape Entry Maintenance	\$400.00
607634 - Pet Waste Clean Up	\$7,000.00
610000 - Pond/Lake Maintenance	\$7,256.00
610010 - Pond/Lake Repairs	\$820.00
611000 - Fence Maintenance & Repairs	\$500.00
614000 - Trash Removal	\$105,228.00
615000 - Lighting Maintenance	\$1,400.00
619000 - Sign Maintenance	\$1,200.00
620000 - Pest Control	\$300.00
621000 - Snow Removal	\$16,250.00
625200 - Building Repairs - Other	\$300.00
640000 - Pool Maintenance	\$8,715.00
640030 - Pool Chemicals	\$4,238.00
640035 - Pool Repairs	\$1,500.00
640040 - Pool Supplies	\$1,500.00

Stratford Lakes Master Association, Inc.
Annual Budget Report
11/23/2022

Accounts	2023 Budget
650000 - Clubhouse Maintenance	\$3,500.00
650030 - Clubhouse Supplies	\$1,200.00
650040 - Clubhouse Repairs	\$900.00
650045 - Clubhouse Janitorial	\$3,800.00
650500 - Tennis Court Maintenance & Repairs	\$450.00
652080 - Highline Canal Assessments	\$714.00
653010 - Meeting Expense	\$700.00
655000 - Social Activities	\$10,000.00
660000 - Transfer to Reserves	\$136,552.00
680000 - Miscellaneous Expense	\$300.00
690000 - Bad Debt	\$1,000.00
Total Expense:	\$500,180.00
Budget Difference:	\$0.00

Stratford Lakes Master Association, Inc.

2023 - Budget Detail Report

Cash Balance Est 12/31/2022
\$106,233.64

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000 Administrative	\$900.00	\$1,526.00	\$325.00	\$180.00	\$450.00	\$550.00	\$100.00	\$650.00	\$200.00	\$250.00	\$675.00	\$400.00	\$6,206.00 \$0.00	(\$6,206.00) -100.00%
602020 Postage	\$300.00	\$375.00	\$200.00	\$300.00	\$200.00	\$400.00	\$400.00	\$400.00	\$100.00	\$100.00	\$64.00	\$300.00	\$3,139.00 \$0.00	(\$3,139.00) -100.00%
602070 A/R Processing Fee	\$80.00	\$80.00	\$160.00	\$80.00	\$220.00	\$120.00	\$220.00	\$260.00	\$160.00	\$160.00	\$80.00	\$80.00	\$1,700.00 \$0.00	(\$1,700.00) -100.00%
602080 Lien Processing Fee	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$400.00 \$0.00	(\$400.00) -100.00%
603000 Insurance	\$0.00	\$0.00	\$10,562.00	\$3,148.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,710.00 \$0.00	(\$13,710.00) -100.00%
Clubhouse Maintenance/Repairs														
625200 Building Repairs - Other	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$300.00 \$0.00	(\$300.00) -100.00%
650000 Clubhouse Maintenance	\$290.00	\$290.00	\$290.00	\$295.00	\$295.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$240.00	\$3,500.00 \$0.00	(\$3,500.00) -100.00%
650030 Clubhouse Supplies	\$200.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$200.00	\$200.00	\$0.00	\$1,200.00 \$0.00	(\$1,200.00) -100.00%
650040 Clubhouse Repairs	\$200.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	\$200.00	\$200.00	\$0.00	\$900.00 \$0.00	(\$900.00) -100.00%
650045 Clubhouse Janitorial	\$300.00	\$300.00	\$400.00	\$300.00	\$300.00	\$400.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,800.00 \$0.00	(\$3,800.00) -100.00%
Grounds Maintenance/ Repairs														
607000 Grounds Maintenance	\$2,668.00	\$2,668.00	\$2,668.00	\$5,337.00	\$5,337.00	\$5,337.00	\$5,337.00	\$5,337.00	\$5,337.00	\$5,337.00	\$5,337.00	\$2,668.00	\$53,368.00 \$0.00	(\$53,368.00) -100.00%
607080 Path Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$509.00	\$509.00	\$509.00	\$509.00	\$509.00	\$509.00	\$0.00	\$0.00	\$3,054.00 \$0.00	(\$3,054.00) -100.00%
607200 Grounds Improvements	\$0.00	\$0.00	\$600.00	\$600.00	\$500.00	\$800.00	\$400.00	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$3,500.00 \$0.00	(\$3,500.00) -100.00%
607400 Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$0.00	\$500.00	\$4,500.00	\$4,000.00	\$6,000.00	\$4,100.00	\$2,800.00	\$1,825.00	\$0.00	\$0.00	\$23,725.00 \$0.00	(\$23,725.00) -100.00%

2023 - Budget Detail Report

Cash Balance Est 12/31/2022
\$106,233.64

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
607410 Grounds Repairs - Other	\$400.00	\$600.00	\$500.00	\$500.00	\$400.00	\$200.00	\$400.00	\$600.00	\$525.00	\$500.00	\$300.00	\$225.00	\$5,150.00 \$0.00	(\$5,150.00) -100.00%
607606 Waterscape Entry Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$400.00 \$0.00	(\$400.00) -100.00%
607634 Pet Waste Clean Up	\$585.00	\$585.00	\$585.00	\$550.00	\$575.00	\$575.00	\$595.00	\$590.00	\$575.00	\$595.00	\$595.00	\$595.00	\$7,000.00 \$0.00	(\$7,000.00) -100.00%
610000 Pond/Lake Maintenance	\$0.00	\$0.00	\$0.00	\$907.00	\$907.00	\$907.00	\$907.00	\$907.00	\$907.00	\$907.00	\$907.00	\$0.00	\$7,256.00 \$0.00	(\$7,256.00) -100.00%
610010 Pond/Lake Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$220.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$820.00 \$0.00	(\$820.00) -100.00%
611000 Fence Maintenance & Repairs	\$200.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$500.00 \$0.00	(\$500.00) -100.00%
615000 Lighting Maintenance	\$200.00	\$200.00	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$400.00	\$0.00	\$1,400.00 \$0.00	(\$1,400.00) -100.00%
619000 Sign Maintenance	\$300.00	\$0.00	\$0.00	\$200.00	\$100.00	\$0.00	\$200.00	\$0.00	\$0.00	\$300.00	\$0.00	\$100.00	\$1,200.00 \$0.00	(\$1,200.00) -100.00%
620000 Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00 \$0.00	(\$300.00) -100.00%
621000 Snow Removal	\$4,000.00	\$4,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$4,250.00	\$16,250.00 \$0.00	(\$16,250.00) -100.00%
650500 Tennis Court Maintenance & R	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00 \$0.00	(\$450.00) -100.00%
652080 Highline Canal Assessments	\$0.00	\$0.00	\$714.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$714.00 \$0.00	(\$714.00) -100.00%
Miscellaneous/Contingency														
653010 Meeting Expense	\$0.00	\$0.00	\$450.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00 \$0.00	(\$700.00) -100.00%
655000 Social Activities	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$3,200.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00 \$0.00	(\$10,000.00) -100.00%
660000 Transfer to Reserves	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.33	\$11,379.37	\$136,552.00 \$0.00	(\$136,552.00) -100.00%

Stratford Lakes Master Association, Inc.

2023 - Budget Detail Report

Cash Balance Est 12/31/2022
\$106,233.64

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
680000 Miscellaneous Expense	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$300.00 \$0.00	(\$300.00) -100.00%
690000 Bad Debt	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$1,000.00 \$0.00	(\$1,000.00) -100.00%
Professional Fees														
605000 Management	\$2,999.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,289.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,089.00	\$3,089.00	\$37,178.00 \$0.00	(\$37,178.00) -100.00%
605007 Audit Preparation	\$0.00	\$0.00	\$0.00	\$2,820.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,820.00 \$0.00	(\$2,820.00) -100.00%
606000 Legal	\$400.00	\$400.00	\$600.00	\$1,100.00	\$600.00	\$400.00	\$400.00	\$600.00	\$600.00	\$600.00	\$400.00	\$400.00	\$6,500.00 \$0.00	(\$6,500.00) -100.00%
Utilities														
600200 Water/Sewer	\$60.00	\$60.00	\$70.00	\$50.00	\$60.00	\$1,267.00	\$400.00	\$300.00	\$200.00	\$200.00	\$140.00	\$280.00	\$3,087.00 \$0.00	(\$3,087.00) -100.00%
600700 Gas/Electricity	\$800.00	\$900.00	\$1,000.00	\$1,100.00	\$1,100.00	\$3,100.00	\$3,000.00	\$3,000.00	\$2,500.00	\$1,616.00	\$1,000.00	\$1,000.00	\$20,116.00 \$0.00	(\$20,116.00) -100.00%
600900 Telephone/Internet	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$804.00 \$0.00	(\$804.00) -100.00%
614000 Trash Removal	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$8,769.00	\$105,228.00 \$0.00	(\$105,228.00) -100.00%
Pool Maintenance/Repairs														
640000 Pool Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,743.00	\$1,743.00	\$1,743.00	\$1,743.00	\$1,743.00	\$0.00	\$0.00	\$0.00	\$8,715.00 \$0.00	(\$8,715.00) -100.00%
640030 Pool Chemicals	\$0.00	\$0.00	\$0.00	\$0.00	\$2,119.00	\$0.00	\$0.00	\$2,119.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,238.00 \$0.00	(\$4,238.00) -100.00%
640035 Pool Repairs	\$0.00	\$0.00	\$0.00	\$600.00	\$200.00	\$0.00	\$500.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$1,500.00 \$0.00	(\$1,500.00) -100.00%
640040 Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$300.00	\$300.00	\$100.00	\$0.00	\$0.00	\$0.00	\$1,500.00 \$0.00	(\$1,500.00) -100.00%

Stratford Lakes Master Association, Inc.
2023 - Budget Detail Report

Cash Balance Est 12/31/2022 \$106,233.64

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	\$108,495.00	\$7,840.00	\$8,155.00	\$108,905.00	\$8,530.00	\$8,350.00	\$108,985.00	\$7,970.00	\$8,030.00	\$108,770.00	\$8,135.00	\$8,015.00	\$500,180.00	(\$500,180.00)
Expense	\$35,697.33	\$35,388.33	\$44,728.33	\$42,471.33	\$45,019.33	\$45,012.33	\$48,735.33	\$53,119.33	\$40,860.33	\$38,003.33	\$36,502.33	\$34,642.37	\$500,180.00	\$500,180.00
Net	\$72,797.67	(\$27,548.33)	(\$36,573.33)	\$66,433.67	(\$36,489.33)	(\$36,662.33)	\$60,249.67	(\$45,149.33)	(\$32,830.33)	\$70,766.67	(\$28,367.33)	(\$26,627.37)		
Gain/Loss	\$72,797.67	\$45,249.34	\$8,676.01	\$75,109.68	\$38,620.35	\$1,958.02	\$62,207.69	\$17,058.36	(\$15,771.97)	\$54,994.70	\$26,627.37	\$0.00		
Cash	\$179,031.31	\$151,482.98	\$114,909.65	\$181,343.32	\$144,853.99	\$108,191.66	\$168,441.33	\$123,292.00	\$90,461.67	\$161,228.34	\$132,861.01	\$106,233.64	Position Different Expected by	
More/Less	(\$179,031.31)	(\$151,482.98)	(\$114,909.65)	(\$181,343.32)	(\$144,853.99)	(\$108,191.66)	(\$168,441.33)	(\$123,292.00)	(\$90,461.67)	(\$161,228.34)	(\$132,861.01)	(\$106,233.64)		\$0.00

STRATFORD LAKES MASTER ASSOCIATION, INC.
FY2023 BUDGET

INCOME ACCOUNTS

Assessments

This budget is based on assessments increasing from \$202.42 to \$205.00 per unit per quarter.

Late/Interest Fees

This is based on an allowance of \$2,000.00 for monies received that offset expenses paid.

Lien Fee

This is based on an allowance of \$400.00 for monies received that offset expenses paid.

Legal Collections

This is based on an allowance of \$800.00 for monies received that offset expenses paid.

Fines

This is based on an allowance of \$800.00 for non-compliance of covenant violations.

Pool Fobs

This is based on an allowance of \$80.00 for additional fobs purchased by homeowners.

EXPENSE ACCOUNTS

Water/Sewer

This is based on FY2022 expenses with a 5% anticipated increase.

Gas/Electricity

This is based on FY2022 expenses with a 4% estimated increase. This is for the irrigation system, entry lighting and clubhouse lighting & gas.

Telephone/Internet Service

This is based on an allowance of \$804.00. This is for the clubhouse telephone & wifi.

Administrative

This is based on FY2022 expenses with no increase is anticipated. This is for copies, printing, files and other similar administrative items, as well as the monthly website maintenance fee.

Postage

This is based on FY2022 expenses with an estimated increase for violation letter mailings. This is for mailing of newsletters, coupon books, notices, violation letters, etc.

A/R Processing Fees

This is based on an allowance of \$1,700.00. A fee of \$20.00 per delinquent account per month will be charged for processing delinquent accounts, chargeable the month in which the account becomes one month or more delinquent. Reimbursement to the Association occurs when payment from delinquent homeowners result in resolution of the account by way of late fee.

Lien Fees

This is based on an allowance of \$400.00. This occurs when liens are placed and released as necessary in the delinquency process. A \$100.00 fee is charged, which includes preparing the lien and lien release. This charge is added to the homeowner's account, but initially paid by the Association.

Insurance

This is the premium for hazard insurance, liability insurance, and Directors and Officers liability insurance. This estimate is based on the current premium with an estimated increase of 8% upon renewal in April 2023.

Management

This is based on the current contract with a 3% increase upon contract renewal in February.

Audit/Tax Preparation

This is an allowance for an audit and tax preparation for FY2022. Both expenses are for the previous fiscal year.

Legal Fees

This is based on an allowance of \$6,500.00. The collection expense is added to the homeowner's account, but initially paid by the Association. The Association is reimbursed when the amount due is paid. This amount also includes expenses for legal opinions.

Grounds Maintenance

This is based on the 11 month contract FY2022 -FY2023 Grounds Maintenance contract with BrightView Landscape Services.

Path Maintenance

This is based on the 11 month contract FY2022 -FY2023 with BrightView Landscape Services to remove goose droppings on the pond sidewalks weekly May thru October.

Fertilization/Weed/Insect Control

This is included in the grounds maintenance contract with BrightView Landscape Services.

Grounds Improvements

This is based on an allowance of \$3,500.00. This is for flowers at the clubhouse, around the tennis court, and waterfall area. In addition, tree spraying or deep root watering, or other improvements to the grounds.

Grounds Repairs (Sprinkler)

This is based on a 3-year average expense.

Grounds Repairs (Other)

This is based on a 2-year average expense. This is for repair to the grounds, other than the sprinkler system. Examples are minor drainage repair or damaged tree branch removal.

Waterscape Maintenance

This is based on an allowance of \$400.00 for maintenance/minor repairs to the waterfall.

Pet Waste Clean Up

This is based on an allowance of \$7,000.00 for services with Doody Calls.

Pond Maintenance

This is based on the FY2023 contract with CEM Lake Management.

Pond Repairs

This is based on a 2-year average of \$820.00 for minor pond repairs.

Fence Maintenance

This is based on an allowance of \$500.00 for repairs to Association fence such as nailing and replacement of pickets, rails, or posts.

Trash Removal

This is based on the current contract/expenses with an anticipated 3% increase.

Lighting Maintenance

This is based on an allowance of \$1,400.00 for repairs to entrance lights, exterior/interior clubhouse lighting, and the lights around the pool and ponds.

Sign Maintenance

This is based on an allowance of \$1,200.00 for maintenance of the various signs in the Association.

Pest Control

This is based on an allowance of \$300.00. The main item is wasp removal.

Snow Removal

This is based on an allowance of \$16,250.00. Snow removal is provided on the Association walkways for snowfalls of over 2 inches and at the clubhouse parking lot for snowfalls of over 4

Building Repair - Other

This is based on an allowance of \$300.00 for minor repairs to the gazebo and cabana.

Pool Maintenance

This is based on the FY2022 expense with an estimated 4% increase.

Pool Chemicals

This is based on the FY2022 expense with an estimated 4% increase.

Pool Repairs

This is based on an allowance of \$1,500.00 for minor repairs to the deck, pool interior, ramp, etc.

Pool Supplies

This is based on an allowance of \$1,500.00 for various pool supplies such as additional key fobs.

Clubhouse Maintenance

This is based on an allowance of \$3,500.00 for the monthly services provided by Cintas for the clubhouse mats as well as other expenses not directly associated with clubhouse repairs.

Clubhouse Supplies

This is based on an allowance of \$1,200.00 for various supplies.

Clubhouse Repairs

This is based on an allowance of \$900.00 for minor repairs for the interior and exterior.

Clubhouse Janitorial

This is based on an allowance of \$3,800.00 for weekly cleaning at the clubhouse.

Tennis Court Maintenance

This is based on a 2-year average expense. for routine repairs to the tennis courts such as minor damages to the windscreens.

Highline Canal

This is based on 2022 expenses for the annual assessments for the Associations Water Share with an anticipated 3% increase.

Meeting Expense

This is an allowance for the usage of the meeting room and expenses for the Annual meeting.

Social Activities

This is based on an allowance of \$10,000.00 for various social activities.

Transfer to Reserves

This is based on the revised Twenty Year Reserve Plan. This plan projects future needs for capital improvements or major non-annual recurring expenses.

Miscellaneous

This is an allowance of \$300.00 for minor expenses not attributable to other accounts.

Bad Debt

This is an allowance of \$1,000.00 assessment Income to account for homeowners who may not pay assessments.

2023 Budget

Revised: 11/17/21 + 7/6/22

Item	Previous Expense Paid	Base Cost	Estimated Frequency of Item (years)	Fiscal Year																												Year: Next Event Scheduled	Amount of Next Expense
				Actual 2019	Actual 2020	Actual 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042						
6 Ft. Solid Wood Fence - Replace (5,690 LF)		170,700	24			4,474						207,378																		2050	333,555		
6 Ft. Solid Wood Fence - Stain (5,600 LF)		23,361	4	4,915		23,361						100%																			2046	100%	
												>>>							30,720											38,961	42,173		
6 Ft. Solid Wood Fence - Repairs (5,600 LF)						15,874	>>>				11,028																				2047	100%	
Open Rail Wood Fence, 200 lf		4,400	35			>>>	>>>				4,949																				2060	9,898	
Asphalt Sealing/Coating & Repairs (Parking Lot), 15,184 sf		13,170	5	1,272		>>>	13,170																								2047	22,454	
Asphalt Repairs (Parking Lot), 15,184 sf		1,898	5																														
Asphalt Resurfacing (Parking Lot), 15,184 sf	13,988 (08)	34,164	20												40,783																	2048	60,801
Clubhouse - Reroof	16,963 (12)	17,708	20																													2052	33,999
Clubhouse/Cabana - Gutters & Downspouts		2,438	40			2,663																										2060	5,483
Clubhouse Exterior/Wood Posts around Pool and Cabana (Repaint)	7,155 (21)	7,155	7			7,155									8,541																11,270	2049	12,946
Clubhouse Lighting - Exterior																																	
Clubhouse - Repaint Interior	5,988 (20)	2,200	8	>>>		5,988									2,626																	2044	3,805
Clubhouse Restrooms - Refurbish	4,500 (14) (men's)	11,000	12			3,379	3,100					12,621																				2050	20,300
Clubhouse Flooring - Replace, 907 sf	3,316 (93)	12,616	30																													2053	24,708
Clubhouse A/C Unit - Replace		4,500	18																													2046	7,672
Clubhouse A/C Unit - Repairs	1,925 (20)					1,925	2,273																										
Clubhouse Furnace - Replace/ Repair	1,732 (20)	8,000	20			1,732																										2060	17,997
Clubhouse Kitchen, Cabinets/Counters		12,700	30																													2053	24,872
Clubhouse - Lighting, Interior		7,800	30			1,651																										2053	15,276
Clubhouse Water Heater	2,537 (19)	1,200	20	2,537																												2059	2,647
Clubhouse Window & Door Replacements	4,846 (19)	24,750	30	4,846																												2049	44,780
Clubhouse Furniture/Window Coverings - Replace	4,109 (19)	10,600	12	4,109		216	145																									2043	17,030
Clubhouse Access System Replacement		800	12																													2044	1,311
Clubhouse Space Heater, Equipment Room		3,000	25																													2062	7,022
Clubhouse Backflow						2,830																											
Concrete - Pool Repairs		7,353	6			3,295						8,271																				2047	12,787
Pool Furniture - Replace		10,000	8	3,318																												2043	16,066
Pool Fob Access System																																	
Fencing Replacement - Wrought Iron, Pool Area		9,870					9,870																									2045	45,371
Painting - Wrought Iron, Pool Area	2,378 (15)	5,061	6			27,144																										2046	8,629
Pool Deck - Caulk /Repairs	9,293 (19)	9,293	6	9,293							10,876																					2043	15,533
Pool Safety Ramp - Replace		12,000	18	>>>							12,974																					2059	26,466
Pool Light Replacement	5,926 (18)	5,926	5	>>>							6,866				7,581																	2043	10,203
Pool Heater/Boiler - Replace (1 unit)	18,000 (11)	14,000	25			9,242																										2061	32,125
Wader Pool Heater/Boiler - Replace	2,500 (15)	4,500	25																													2065	11,177
Pool - Filters - Replace (3 Filters)	6,000 (11)	4,800	18																													2047	8,347
Wader Pool - Filter - Replace (1 Filter)	950 (18)	1,200	18																													2048	2,129
Pool - Pumping System - Replace / Repair	3,550 (13)	2,500	16																													2045	4,179
Wader Pool - Pumping System - Replace	1,650 (13)	1,800	16																													2045	3,009
Pool Covers - Replace	5,250 (07)	11,000	16	>>>							11,893																					2057	23,319
Wader Pool Shade Structure	5,997 (07)	5,000	18								5,624																					2043	8,033
Pool Lap Lane Replacement	860 (17)	860	10												1,111																	2047	1,651
Pools - Resurface	30,330 (05)	46,228	16								49,982																					2055	94,193
Pool Area Mastic, 276 lf	1,656	4									1,790																					2043	2,661
Pools - Miscellaneous Repairs						1,900									1,938																		

Stratford Lakes Homeowners Association, Inc.																												Revised: 10/24/22		
Item	Previous Expense Paid	Base Cost	Estimated Frequency of Item (years)	Twenty Year Reserve Plan																								Revised: 11/17/21 + 7/6/22		
				Actual	Actual	Actual	Fiscal Year												2023 Budget										Year Next Event Scheduled	Amount of Next Expense
							2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
Tennis Courts - Asphalt Replacement		204,848	36														254,703											2068	519,565	
Tennis Courts (4) - Resurface, 26,432 sf	42,860 (14)	40,000	6	>>>		>>>	>>>				40,000						45,046						50,730					2043	57,130	
Tennis Court Windscreens, 4,600 sf		6,624	6	>>>						7,029						7,916						8,915					10,040	2048	11,306	
Tennis Court Fence - Replacement	6,130 (18)	29,648	28																									2046	48,641	
Tennis Court Benches	1,739 (12)	6,400	24																		8,614							2060	13,854	
Security System							807																							
Pump House & Equipment - Gutters & Downspouts		450	40																									2060	974	
Pump House & Equipment - Metal Door Replacement		1,500	28															1,902										2061	3,312	
Pump House & Equipment - Irrigation Pump & Control System		150,000	25		2,600														194,041									2059	318,345	
Pump House & Equipment - Roof, 564 sf		2,538	20														3,156											2052	4,689	
Pump House & Equipment - Painting, Exterior		1,242	7				>>>		1,318							1,514							1,739					2045	1,998	
Grounds - Gazebo	1 unit	15,000	25		2,805								16,892															2052	27,714	
Grounds - Barbeques, Replacement	2 units	2,400	20								2,598																	2045	3,860	
Grounds - Benches, Replacement	14 units	10,500	25				2,880																		15,297			2065	25,096	
Grounds, Deck, Synthetic Wood (Pond 4)	1 unit	20,000	30																									2050	35,517	
Grounds - Lighting	2,265 (17)	2,400	10									2,650									3,230							2046	3,937	
Grounds - Picnic Tables/Bike Rack		3,950	20								4,276																	2045	6,353	
Grounds - Signs,Monument Structure Repairs		5,000	8									5,520							6,468								7,578	2050	8,879	
Grounds - Trash Receptacles	11 units	4,400	10												5,258										6,410			2050	7,814	
Monument Lighting							2,485																							
Waterfall Improvements		9,151	12	>>>			>>>		15,741												19,964							2048	25,319	
Pond / Dam - Repairs & Improvements		22,802	8	>>>	5,270				24,198								28,351								33,218			2048	38,920	
Grounds, Irrigation Pump & Controls		10,245	8	1,770		>>>	>>>		10,425								10,425								10,425			2048	20,483	
Irrigation System Reserves		18,930	4	3,896		1,660		31,923				34,555				37,403				40,487					43,824			2043	47,437	
Major Drainage Repairs	14,750 (20)	41,000		>>>	14,750	2,335																						-		
Major Concrete Replacement/Repairs	15,910 (18)	17,385	4			>>>	14,280				15,457				16,731				18,110				19,603				21,219	2046	22,968	
Grounds, Tree Pruning	22,210 (20)	5,587	3	21,889	20,127	23,002	33,100		5,929			6,292			6,677			7,086			7,519			7,980			8,468	2045	8,986	
Grounds - Landscape Replenishment		10,000	5	1,274	6,493	12,706				10,824					11,951				13,195						14,568			2045	16,084	
Other Contingency			1	175	1,400	1,600	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	2043	179	
NOTE	Carryover from Previous Year			83,599	116,866	148,720	106,996	105,620	81,321	153,427	193,657	90,772	144,764	217,724	353,428	423,821	414,735	190,323	282,346	135,948	166,891	197,825	223,073	255,920	253,254	286,349	398,073	GOALS OF PLAN		
This analysis is a planning tool to determine future cash needs for reserve expenditures. The goal of the plan is to have money required at the time it is needed considering estimated future values. Base costs are estimates and are not based on a detailed engineering study. This plan is not based on accrual theory. It is based on "common sense" saving. The amount to be added to reserves and the projected balances cannot be broken down to apply into individual reserve items. The plan is updated annually at budget time.	Anticipated Interest Earned			138	40	59	139	158	203	767	1,452	908	1,810	3,266	6,185	8,476	8,295	3,806	5,647	2,719	3,338	3,956	4,461	5,118	5,065	5,727	7,961	1 - To have funds		
	Anticipated Expense Paid			(59,294)	(64,590)	(130,514)	(95,572)	(151,409)	(64,815)	(98,622)	(243,803)	(87,777)	(71,119)	(11,255)	(80,921)	(121,227)	(337,408)	(17,533)	(258,852)	(79,651)	(81,359)	(88,752)	(82,760)	(141,159)	(106,679)	(30,060)	(118,050)	required when needed.		
	Loan Proceeds / Payback w/ interest			(19,760)																								2 - To assure that all		
	Added to Reserves			113,431	96,404	88,732	94,057	126,952	136,718	138,085	139,466	140,861	142,270	143,692	145,129	103,665	104,702	105,749	106,807	107,875	108,954	110,044	111,145	133,375	134,709	136,057	137,418	needs have been met.		
	Reserve Balance at End of Year			118,114	148,720	196,996	105,620	81,321	153,427	193,657	90,772	144,764	217,724	353,428	423,821	414,735	190,323	282,346	135,948	166,891	197,825	223,073	255,920	253,254	286,349	398,073	425,402	3 - To save at today's		
	Estimated Number of Units			605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	605	dollars for tomorrow.	
	Estimated Rate of Inflation			3%	2%	2%	8%	6%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	4 - To increase saving	
	Estimated Rate of Interest			0.15%	0.05%	0.05%	0.13%	0.15%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	gradually each year.	
	Reserves per Unit per Month			15.62	13.28	12.22	12.95	17.49	18.83	19.02	19.21	19.40	19.60	19.79	19.99	14.28	14.43	14.57	14.72	14.86	15.01	15.16	15.31	18.38	18.56	18.75	18.93			
	Rate of Growth in Reserve Contributions			-3.15%	-15.00%		6.00%	35.00%	7.70%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	-28.55%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	20.00%	1.00%	1.00%	future rate of inflation	2.00%	

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Reserve expenses updated per the 2021 third party Reserve Study