

Stratford Station HOA

11/16/2023



Dear Homeowner:

Each year, the Board of Directors is required to review the previous years' financial results and forecast needs for the upcoming year. Part of this process also includes making projections for the years to come. After carefully considering the economic environment, inflation, rising maintenance costs, escalating costs in general overhead, and any necessary capital improvement projects, the Board of Directors has approved the 2024 budget. To ensure that we continue to function properly in taking care of our homes and our community, the Board has determined the following for the coming 2024 year:

- No increase is necessary for 2024.
- Your monthly HOA fee for 2024 is \$35.00.

The approved 2024 budget and many other helpful homeowner documents and tools are available through the owner portal.

Click on "Documents" after logging in and then click on the "Budgets" folder.

Ghertner & Company offers several no-cost options to homeowners for remitting monthly HOA payments. With rising inflation, paper coupon booklets are now \$10 each. In an effort to help reduce costs for your HOA, Ghertner & Company will no longer automatically include paper coupon books, effective January 1, 2024. If you are interested in receiving a paper coupon book, please submit a request through the homeowner portal. Charges will be assessed to your individual homeowner account.

If you have not already registered with us to access your owner portal, please visit our website at www.ghertner.com/owner. The portal provides 24/7 access to conveniently process your association payment using Auto Draft, eCheck or Credit Card. Please note there is a processing fee for credit and debit card transactions.

If you are set up on ACH or auto draft payment through Ghertner & Company, any changes to the payment amount will be made automatically.

If you signed up for recurring eCheck payments through our portal and there is a change in your fee amount, you are required to log in to update the recurring amount.

If you are currently using your bank's bill pay service, please be sure to make any changes to the amount due to prevent late fees. To avoid delays, include your full account number and mail your payments to the correct payment address shown on the right.

We appreciate the opportunity to continue to serve the owners of Stratford Station HOA in 2024.

Sincerely,

Jeff Henry
Community Association Manager

PAYMENT ADDRESS

Mail payments to:
Stratford Station HOA
c/o Ghertner & Company
P.O. Box 98143
Phoenix, AZ 85038-0143

OWNER WEB PORTAL

www.ghertner.com/owner

Log in to your owner portal to locate your account number, make payments, submit questions, work orders, ARC requests, and find valuable community information.

CONTACT US

email@ghertner.com
(615) 277-0358

OFFICE HOURS

Monday-Friday
8:00 a.m. - 4:30 p.m.

Stratford Station HOA

2024 Budget

Income Accounts

		2024
07 - INCOME (Count: 2)		
19-5035-0000 - MAINTENANCE FEES		\$34,020.00
Non-Budgeted GLs with Activity from Prior Year (Count: 2)		
19-5484-0000 - WORKING CAPITAL		\$13,800.00
Income Accounts Total		\$47,820.00

Expense Accounts

		2024
08 - GENERAL MAINTENANCE (Count: 6)		
40-6740-0000 - EXTERIOR REPAIRS		\$1,000.00
40-6741-0000 - PLUMBING REPAIRS		\$500.00
40-6742-0000 - ELECTRICAL REPAIRS		\$400.00
40-6745-0000 - IRRIGATION REPAIRS		\$750.00
40-6749-0000 - POND MAINTENANCE		\$3,000.00
40-6750-0000 - DETENTION POND MAINTENANCE		\$5,000.00
09 - GROUNDS CARE (Count: 2)		
55-6755-0000 - GROUNDS CARE - CONTRACT		\$10,000.00
55-6756-0000 - LANDSCAPING		\$1,000.00
10 - UTILITIES (Count: 2)		
60-6715-0000 - ELECTRICITY		\$1,000.00
60-6725-0000 - WATER		\$3,000.00
13 - ADMINISTRATIVE EXPENSES (Count: 8)		
70-7035-0000 - ADMINISTRATIVE EXPENSES		\$1,000.00
70-7038-0000 - WEBSITE		\$912.00
70-7040-0000 - MANAGEMENT FEE		\$11,939.76
70-7045-0000 - TX RETURN/AUDIT		\$195.00
70-7055-0000 - INSURANCE		\$2,500.00
70-7056-0000 - D&O INSURANCE		\$1,250.00
70-7057-0000 - WORKER'S COMPENSATION		\$495.00
70-7060-0000 - LEGAL		\$400.00
14 - RESERVE TRANSFERS (Count: 1)		
80-8505-0000 - RESERVE TRANSFER		\$3,478.24
Expense Accounts Total		\$47,820.00
Net Income		\$0.00