

# Stratford Station Homeowners Association Inc

## Balance Sheet For 12/31/2023

### CURRENT ASSETS

CIT OPERATING ACCOUNT

\$20,029.73

**Total CURRENT ASSETS**

**\$20,029.73**

**Total Assets**

**\$20,029.73**

### LIABILITIES

ARC FEES

(\$35.00)

DEVELOPER LOAN

\$5,000.00

**Total LIABILITIES**

**\$4,965.00**

### RETAINED EARNINGS

CURRENT EARNINGS

\$15,064.73

**Total RETAINED EARNINGS**

**\$15,064.73**

**Total Liabilities / Equity**

**\$20,029.73**

# Stratford Station Homeowners Association Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
19-5030-0000 - MAIN FEES TH & CONDOS	-	3,010.00	(3,010.00)	-	36,120.00	(36,120.00)	36,120.00
19-5035-0000 - MAINTENANCE FEES	1,260.00	5,635.00	(4,375.00)	8,137.37	67,620.00	(59,482.63)	67,620.00
19-5036-0000 - DELINQUENCY FEES & COST	-	-	-	73.00	-	73.00	-
19-5484-0000 - WORKING CAPITAL	-	-	-	10,503.39	-	10,503.39	-
Total INCOME	1,260.00	8,645.00	(7,385.00)	18,713.76	103,740.00	(85,026.24)	103,740.00
Total Income	1,260.00	8,645.00	(7,385.00)	18,713.76	103,740.00	(85,026.24)	103,740.00

## Operating Expense

<b>GENERAL MAINTENANCE</b>							
40-6740-0000 - EXTERIOR REPAIRS	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
40-6741-0000 - PLUMBING REPAIRS	-	62.50	62.50	-	750.00	750.00	750.00
40-6742-0000 - ELECTRICAL REPAIRS	-	41.63	41.63	-	500.00	500.00	500.00
40-6745-0000 - IRRIGATION REPAIRS	-	116.63	116.63	-	1,400.00	1,400.00	1,400.00
40-6749-0000 - POND MAINTENANCE	-	458.37	458.37	-	5,500.00	5,500.00	5,500.00
40-6750-0000 - DETENTION POND MAINTENANCE	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
<b>Total GENERAL MAINTENANCE</b>	<b>-</b>	<b>1,804.13</b>	<b>1,804.13</b>	<b>-</b>	<b>21,650.00</b>	<b>21,650.00</b>	<b>21,650.00</b>
<b>GROUNDS CARE</b>							
55-6755-0000 - GROUNDS CARE - CONTRACT	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
55-6756-0000 - LANDSCAPING	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
<b>Total GROUNDS CARE</b>	<b>-</b>	<b>1,583.37</b>	<b>1,583.37</b>	<b>-</b>	<b>19,000.00</b>	<b>19,000.00</b>	<b>19,000.00</b>
<b>UTILITIES</b>							
60-6715-0000 - ELECTRICITY	-	120.87	120.87	-	1,450.00	1,450.00	1,450.00
60-6725-0000 - WATER	156.55	375.00	218.45	714.58	4,500.00	3,785.42	4,500.00
<b>Total UTILITIES</b>	<b>156.55</b>	<b>495.87</b>	<b>339.32</b>	<b>714.58</b>	<b>5,950.00</b>	<b>5,235.42</b>	<b>5,950.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
70-7035-0000 - ADMINISTRATIVE EXPENSES	70.26	145.87	75.61	377.45	1,750.00	1,372.55	1,750.00
70-7038-0000 - WEBSITE	76.00	76.00	-	608.00	912.00	304.00	912.00
70-7040-0000 - MANAGEMENT FEE	210.00	966.00	756.00	1,224.00	11,592.00	10,368.00	11,592.00
70-7045-0000 - TX RETURN/AUDIT	-	-	-	185.00	200.00	15.00	200.00
70-7055-0000 - INSURANCE	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
70-7056-0000 - D&O INSURANCE	-	104.13	104.13	-	1,250.00	1,250.00	1,250.00
70-7057-0000 - WORKER'S COMPENSATION	-	41.25	41.25	-	495.00	495.00	495.00
70-7060-0000 - LEGAL	-	41.63	41.63	540.00	500.00	(40.00)	500.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>356.26</b>	<b>1,583.25</b>	<b>1,226.99</b>	<b>2,934.45</b>	<b>19,199.00</b>	<b>16,264.55</b>	<b>19,199.00</b>
<b>RESERVE TRANSFERS</b>							
80-8505-0000 - RESERVE TRANSFER	-	3,161.75	3,161.75	-	37,941.00	37,941.00	37,941.00
<b>Total RESERVE TRANSFERS</b>	<b>-</b>	<b>3,161.75</b>	<b>3,161.75</b>	<b>-</b>	<b>37,941.00</b>	<b>37,941.00</b>	<b>37,941.00</b>

# Stratford Station Homeowners Association Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	512.81	8,628.37	8,115.56	3,649.03	103,740.00	100,090.97	103,740.00
Operating Net Total	747.19	16.63	730.56	15,064.73	-	15,064.73	-
Net Total	747.19	16.63	730.56	15,064.73	-	15,064.73	-

# Stratford Station Homeowners Association Inc

## Summary Statement of Revenues and Expenses For 12/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>INCOME</b>													
19-5035-0000 - MAINTENANCE FEES	-	-	456	468	412	635	689	881	1,053	1,040	1,243	1,260	8,137
19-5036-0000 - DELINQUENCY FEES & COST	-	-	-	-	-	6	-	29	6	-	32	-	73
19-5484-0000 - WORKING CAPITAL	-	-	2,400	2,400	600	600	600	900	903	1,200	900	-	10,503
<b>Total INCOME</b>	-	-	<b>2,856</b>	<b>2,868</b>	<b>1,012</b>	<b>1,241</b>	<b>1,289</b>	<b>1,810</b>	<b>1,963</b>	<b>2,240</b>	<b>2,175</b>	<b>1,260</b>	<b>18,714</b>
<b>Total Income</b>	-	-	<b>2,856</b>	<b>2,868</b>	<b>1,012</b>	<b>1,241</b>	<b>1,289</b>	<b>1,810</b>	<b>1,963</b>	<b>2,240</b>	<b>2,175</b>	<b>1,260</b>	<b>18,714</b>
<b>Operating Expense</b>													
<b>UTILITIES</b>													
60-6725-0000 - WATER	-	-	-	58	235	39	39	71	39	39	39	157	715
<b>Total UTILITIES</b>	-	-	-	<b>58</b>	<b>235</b>	<b>39</b>	<b>39</b>	<b>71</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>157</b>	<b>715</b>
<b>ADMINISTRATIVE EXPENSES</b>													
70-7035-0000 - ADMINISTRATIVE EXPENSES	-	-	-	72	25	52	37	34	49	17	21	70	377
70-7038-0000 - WEBSITE	-	-	-	-	76	76	76	76	76	76	76	76	608
70-7040-0000 - MANAGEMENT FEE	-	-	-	48	96	108	120	132	150	168	192	210	1,224
70-7045-0000 - TX RETURN/AUDIT	-	-	-	185	-	-	-	-	-	-	-	-	185
70-7060-0000 - LEGAL	-	-	-	-	150	-	-	-	-	-	390	-	540
<b>Total ADMINISTRATIVE EXPENSES</b>	-	-	-	<b>305</b>	<b>347</b>	<b>236</b>	<b>233</b>	<b>242</b>	<b>275</b>	<b>261</b>	<b>679</b>	<b>356</b>	<b>2,934</b>
<b>Total Expense</b>	-	-	-	<b>363</b>	<b>582</b>	<b>275</b>	<b>271</b>	<b>313</b>	<b>314</b>	<b>300</b>	<b>717</b>	<b>513</b>	<b>3,649</b>
<b>Operating Net Total</b>	-	-	<b>\$2,856</b>	<b>\$2,504</b>	<b>\$430</b>	<b>\$966</b>	<b>\$1,017</b>	<b>\$1,498</b>	<b>\$1,649</b>	<b>\$1,940</b>	<b>\$1,458</b>	<b>\$747</b>	<b>\$15,065</b>
<b>Net Total</b>	-	-	<b>\$2,856</b>	<b>\$2,504</b>	<b>\$430</b>	<b>\$966</b>	<b>\$1,017</b>	<b>\$1,498</b>	<b>\$1,649</b>	<b>\$1,940</b>	<b>\$1,458</b>	<b>\$747</b>	<b>\$15,065</b>