

Stratford Station Homeowners Association Inc

Balance Sheet For 11/30/2025

CURRENT ASSETS

FIRST CITIZEN OPERATING	\$36,223.98
Total CURRENT ASSETS	\$36,223.98
RESERVE ACCOUNTS	
FIRST CITIZEN MKT	\$7,520.87
Total RESERVE ACCOUNTS	\$7,520.87
Total Assets	\$43,744.85

LIABILITIES

DEVELOPER LOAN	\$5,000.00
Total LIABILITIES	\$5,000.00
CAPITAL	
CAPITAL RESERVE	\$7,520.87
Total CAPITAL	\$7,520.87
RETAINED EARNINGS	
RETAINED EARNINGS	\$28,720.41
CURRENT EARNINGS	\$2,503.57
Total RETAINED EARNINGS	\$31,223.98
Total Liabilities / Equity	\$43,744.85

Stratford Station Homeowners Association Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
19-5035-0000 - MAINTENANCE FEES	3,646.00	3,420.00	226.00	43,141.56	37,620.00	5,521.56	41,040.00	
19-5036-0000 - DELINQUENCY FEES & COST	2.99	-	2.99	61.75	-	61.75	-	
19-5038-0000 - NSF FEES	-	-	-	(25.00)	-	(25.00)	-	
19-5475-0000 - INTEREST INCOME	.88	-	.88	8.28	-	8.28	-	
19-5484-0000 - WORKING CAPITAL	300.00	500.00	(200.00)	9,900.00	5,500.00	4,400.00	6,000.00	
Total INCOME	3,949.87	3,920.00	29.87	53,086.59	43,120.00	9,966.59	47,040.00	
Total Operating Income	3,949.87	3,920.00	29.87	53,086.59	43,120.00	9,966.59	47,040.00	
Expense								
GENERAL MAINTENANCE								
40-6740-0000 - EXTERIOR REPAIRS	-	83.33	83.33	-	916.67	916.67	1,000.00	
40-6741-0000 - PLUMBING REPAIRS	-	41.67	41.67	-	458.33	458.33	500.00	
40-6742-0000 - ELECTRICAL REPAIRS	-	33.33	33.33	-	366.67	366.67	400.00	
40-6745-0000 - IRRIGATION REPAIRS	-	62.50	62.50	-	687.50	687.50	750.00	
40-6749-0000 - POND MAINTENANCE	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00	
40-6750-0000 - DETENTION POND MAINTENANCE	-	208.33	208.33	-	2,291.67	2,291.67	2,500.00	
Total GENERAL MAINTENANCE	-	679.16	679.16	-	7,470.84	7,470.84	8,150.00	
GROUNDS CARE								
55-6755-0000 - GROUNDS CARE - CONTRACT	3,833.33	916.67	(2,916.66)	27,916.72	10,083.33	(17,833.39)	11,000.00	
55-6756-0000 - LANDSCAPING	-	83.33	83.33	8,200.00	916.67	(7,283.33)	1,000.00	
Total GROUNDS CARE	3,833.33	1,000.00	(2,833.33)	36,116.72	11,000.00	(25,116.72)	12,000.00	
UTILITIES								
60-6715-0000 - ELECTRICITY	-	83.33	83.33	-	916.67	916.67	1,000.00	
60-6725-0000 - WATER	-	208.33	208.33	240.19	2,291.67	2,051.48	2,500.00	
Total UTILITIES	-	291.66	291.66	240.19	3,208.34	2,968.15	3,500.00	
ADMINISTRATIVE EXPENSES								
70-7035-0000 - ADMINISTRATIVE EXPENSES	139.08	166.67	27.59	1,863.58	1,833.33	(30.25)	2,000.00	
70-7040-0000 - MANAGEMENT FEE	624.26	1,024.83	400.57	5,726.63	11,273.12	5,546.49	12,297.95	
70-7045-0000 - TX RETURN/AUDIT	-	16.25	16.25	195.00	178.75	(16.25)	195.00	
70-7055-0000 - INSURANCE	-	208.33	208.33	1,974.00	2,291.67	317.67	2,500.00	
70-7056-0000 - D&O INSURANCE	-	104.17	104.17	-	1,145.83	1,145.83	1,250.00	
70-7057-0000 - WORKER'S COMPENSATION	-	41.67	41.67	428.00	458.33	30.33	500.00	
70-7060-0000 - LEGAL	-	20.83	20.83	-	229.17	229.17	250.00	
Total ADMINISTRATIVE EXPENSES	763.34	1,582.75	819.41	10,187.21	17,410.20	7,222.99	18,992.95	
Total Operating Expense	4,596.67	3,553.57	(1,043.10)	46,544.12	39,089.38	(7,454.74)	42,642.95	
Net Operating Income	(646.80)	366.43	(1,013.23)	6,542.47	4,030.62	2,511.85	4,397.05	

Stratford Station Homeowners Association Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE TRANSFERS							
80-8500-0000 - INTEREST TO RESERVE	.88	-	(.88)	8.28	-	(8.28)	-
80-8505-0000 - RESERVE TRANSFER	366.42	366.42	-	4,030.62	4,030.63	.01	4,397.05
Total RESERVE TRANSFERS	367.30	366.42	(.88)	4,038.90	4,030.63	(8.27)	4,397.05
Net Income	(1,014.10)	.01	(1,014.11)	2,503.57	(.01)	2,503.58	-

Stratford Station Homeowners Association Inc

Summary Statement of Revenues and Expenses For 11/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
INCOME													
19-5035-0000 - MAINTENANCE FEES	3,625	2,900	4,256	4,600	2,806	3,341	4,318	3,720	5,765	4,165	3,646	-	43,142
19-5036-0000 - DELINQUENCY FEES & COST	6	6	6	12	(1)	6	9	9	13	(7)	3	-	62
19-5038-0000 - NSF FEES	-	-	25	(25)	-	-	-	(25)	-	-	-	-	-25
19-5475-0000 - INTEREST INCOME	1	1	1	1	1	1	1	1	1	1	1	-	8
19-5484-0000 - WORKING CAPITAL	2,100	-	300	1,500	-	900	1,500	600	1,200	1,500	300	-	9,900
Total INCOME	5,731	2,907	4,587	6,088	2,806	4,248	5,828	4,305	6,979	5,659	3,950	-	53,087
Total Income	5,731	2,907	4,587	6,088	2,806	4,248	5,828	4,305	6,979	5,659	3,950	-	53,087
Operating Expense													
GROUNDS CARE													
55-6755-0000 - GROUNDS CARE - CONTRACT	808	808	808	808	3,408	2,108	-	7,667	3,833	3,833	3,833	-	27,917
55-6756-0000 - LANDSCAPING	-	-	-	-	-	-	2,600	-	5,600	-	-	-	8,200
Total GROUNDS CARE	808	808	808	808	3,408	2,108	2,600	7,667	9,433	3,833	3,833	-	36,117
UTILITIES													
60-6725-0000 - WATER	124	39	39	39	-	-	-	-	-	-	-	-	240
Total UTILITIES	124	39	39	39	-	-	-	-	-	-	-	-	240
ADMINISTRATIVE EXPENSES													
70-7035-0000 - ADMINISTRATIVE EXPENSES	351	164	130	101	232	159	137	178	133	139	139	-	1,864
70-7040-0000 - MANAGEMENT FEE	427	471	471	478	503	516	522	554	567	592	624	-	5,727
70-7045-0000 - TX RETURN/AUDIT	-	-	195	-	-	-	-	-	-	-	-	-	195
70-7055-0000 - INSURANCE	-	-	1,974	-	-	-	-	-	-	-	-	-	1,974
70-7057-0000 - WORKER'S COMPENSATION	-	-	428	-	-	-	-	-	-	-	-	-	428
Total ADMINISTRATIVE EXPENSES	777	635	3,198	579	735	675	660	733	700	732	763	-	10,187
RESERVE TRANSFERS													

Stratford Station Homeowners Association Inc

Summary Statement of Revenues and Expenses For 11/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
80-8500-0000 - INTEREST TO RESERVE	1	1	1	1	1	1	1	1	1	1	1	-	8
80-8505-0000 - RESERVE TRANSFER	366	366	366	366	366	366	366	366	366	366	366	-	4,031
Total RESERVE TRANSFERS	367	367	367	367	367	367	367	367	367	367	367	-	4,039
Total Expense	2,077	1,849	4,412	1,793	4,510	3,151	3,627	8,767	10,501	4,932	4,964	-	50,583
Operating Net Total	\$3,655	\$1,057	\$175	\$4,295	(\$1,705)	\$1,097	\$2,200	(\$4,462)	(\$3,522)	\$726	(\$1,014)	-	\$2,504
Net Total	\$3,655	\$1,057	\$175	\$4,295	(\$1,705)	\$1,097	\$2,200	(\$4,462)	(\$3,522)	\$726	(\$1,014)	-	\$2,504