

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

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							
GENERAL MAINTENANCE							
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
Total GENERAL MAINTENANCE	-	1,804.13	1,804.13	-	21,650.00	21,650.00	21,650.00
GROUNDS CARE							
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
Total GROUNDS CARE	-	1,583.37	1,583.37	-	19,000.00	19,000.00	19,000.00
UTILITIES							
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
Total UTILITIES	156.55	495.87	339.32	714.58	5,950.00	5,235.42	5,950.00
ADMINISTRATIVE EXPENSES							
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
Total ADMINISTRATIVE EXPENSES	356.26	1,583.25	1,226.99	2,934.45	19,199.00	16,264.55	19,199.00
RESERVE TRANSFERS							
80-8505-0000 - RESERVE TRANSFER	-	3,161.75	3,161.75	-	37,941.00	37,941.00	37,941.00
Total RESERVE TRANSFERS	-	3,161.75	3,161.75	-	37,941.00	37,941.00	37,941.00

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
Operating Income													
INCOME													
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
Total INCOME	-	-	2,856	2,868	1,012	1,241	1,289	1,810	1,963	2,240	2,175	1,260	18,714
Total Income	-	-	2,856	2,868	1,012	1,241	1,289	1,810	1,963	2,240	2,175	1,260	18,714
Operating Expense													
UTILITIES													
60-6725-0000 - WATER	-	-	-	58	235	39	39	71	39	39	39	157	715
Total UTILITIES	-	-	-	58	235	39	39	71	39	39	39	157	715
ADMINISTRATIVE EXPENSES													
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
Total ADMINISTRATIVE EXPENSES	-	-	-	305	347	236	233	242	275	261	679	356	2,934
Total Expense	-	-	-	363	582	275	271	313	314	300	717	513	3,649
Operating Net Total	-	-	\$2,856	\$2,504	\$430	\$966	\$1,017	\$1,498	\$1,649	\$1,940	\$1,458	\$747	\$15,065
Net Total	-	-	\$2,856	\$2,504	\$430	\$966	\$1,017	\$1,498	\$1,649	\$1,940	\$1,458	\$747	\$15,065