

Stratford Station HOA

11/19/2025



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 2026 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 2026 year:

- An increase is necessary for 2026
- Your monthly HOA fee for 2026 is \$75.00.

The increase is attributed to grounds care, landscaping expenses, and the allocation of 10% to the reserve fund.

The approved 2026 budget and other helpful homeowner documents and tools are available through the owner portal. Once you log in, click on "Documents" and then click on the "Budgets" folder to view current and previous years' budgets.

If you haven't registered for access to your owner portal, please visit our website at www.ghertner.com/owner to register. The portal provides 24/7 access to conveniently process your association payment using auto draft, eCheck, or credit card. Please note that there is a processing fee for credit and debit card transactions.

If you would like a paper coupon book mailed to you, please submit a request for one through your owner portal. The cost for a coupon book is \$10 and will be charged to your individual homeowner account.

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 your fee amount has changed, you must 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 2026.

Sincerely,

Stratford Station HOA Board of Directors

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

2026 Budget

Income Accounts

		2026
07 - INCOME (Count: 6)		
19-5035-0000 - MAINTENANCE FEES		\$88,200.00
19-5484-0000 - WORKING CAPITAL		\$3,000.00
Income Accounts Total		\$91,200.00

Expense Accounts

		2026
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		\$2,500.00
09 - GROUNDS CARE (Count: 2)		
55-6755-0000 - GROUNDS CARE - CONTRACT		\$46,000.00
55-6756-0000 - LANDSCAPING		\$5,600.00
10 - UTILITIES (Count: 2)		
60-6715-0000 - ELECTRICITY		\$1,000.00
60-6725-0000 - WATER		\$1,500.00
13 - ADMINISTRATIVE EXPENSES (Count: 8)		
70-7035-0000 - ADMINISTRATIVE EXPENSES		\$2,000.00
70-7040-0000 - MANAGEMENT FEE		\$12,666.89
70-7045-0000 - TX RETURN/AUDIT		\$195.00
70-7055-0000 - INSURANCE		\$2,500.00
70-7057-0000 - WORKER'S COMPENSATION		\$500.00
70-7060-0000 - LEGAL		\$500.00
14 - RESERVE TRANSFERS (Count: 2)		
80-8505-0000 - RESERVE TRANSFER		\$10,588.11
Expense Accounts Total		\$91,200.00
Net Income		\$0.00