

STROH RANCH COMMUNITY ASSOCIATION, INC.
2020 Approved Budget, 2020 Estimated Actual, 2021 Approved Budget

| CATEGORY | 2020 Approved | 2020 Est. Actual | 2021 Approved |
|--|-------------------|-------------------|-------------------|
| Income | | | |
| Homeowner Assessments* | \$ 364,670 | \$ 364,670 | \$ 263,470 |
| Filing 9 Sub-Association Assessments** | \$ 11,590 | \$ 11,590 | \$ 11,590 |
| Late/Legal/Liens/Fines | \$ 13,200 | \$ 14,800 | \$ 13,200 |
| Maintenance Bill Back | \$ 500 | \$ 400 | \$ 500 |
| Carry-Over Loss/(Gain) | -\$ 6,270 | -\$ 20,500 | \$ 71,730 |
| Total Projected Income | \$ 383,690 | \$ 370,960 | \$ 360,490 |
| Expenses | | | |
| Trash Disposal | \$ 140,400 | \$ 137,500 | \$ 145,125 |
| Filing 9 Sub-Association Expenses | \$ 11,590 | \$ 11,590 | \$ 11,590 |
| Activities/Programs (Social) | \$ 36,000 | \$ 12,000 | \$ 36,000 |
| Legal Collection Risk Share Program | \$ 3,000 | \$ 3,600 | \$ 3,000 |
| Legal General | \$ 10,000 | \$ 14,600 | \$ 10,000 |
| Legal Litigation*** | \$ 100,000 | \$ 34,220 | \$ 65,800 |
| Accountant Fees (Audit) | \$ 1,500 | \$ 1,500 | \$ 1,500 |
| Professional Fees**** | \$ 36,500 | \$ 36,450 | \$ 36,500 |
| Insurance Premium | \$ 4,400 | \$ 3,280 | \$ 4,400 |
| Administration Costs | \$ 19,000 | \$ 18,200 | \$ 19,000 |
| Communications/Newsletter | \$ 14,200 | \$ 14,040 | \$ 14,200 |
| Projected Expenses | \$ 376,590 | \$ 286,980 | \$ 347,115 |
| Bad Debt (uncollectable accounts) | \$ 1,500 | \$ 5,000 | \$ 3,375 |
| Reserve Contributions | \$ 5,600 | \$ 5,600 | \$ 10,000 |
| Total Projected Expenses | \$ 383,690 | \$ 297,580 | \$ 360,490 |
| Net Revenue (Loss) | \$ 0 | \$ 73,380 | \$ 0 |

Footnotes:

*1125 single family homes paid \$302.00 annually in assessments for 2020; will go to \$220.00 in 2021. 140 attached homes paid \$178 annually in assessments (Creekside, Hunters Chase) in 2020; will go to \$98.00 in 2021.

**2021 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2020 assessment. The Master Association will be billing this amount to the Filing 9 owners on a semi-annual basis.

*** Legal Litigation: Reminder, the additional assessment for litigation was only assessed for calendar year 2020. As the litigation is not completed, the assessment funds raised will likely be utilized into the 2021 calendar year. Once the litigation is complete and all expenses paid, the Board of Directors will work with our management team to determine the best way to return to each owner, their portion of any unused funds.

****This category is based upon projected costs for outside professional services to be utilized by the Association, including but not necessarily limited to, management and accounting; consulting services as may be directed by the Board and basic contracted services for vacated homes that may not be being maintained (all associated vacant home maintenance costs will be billed back to the owner).