

STROH RANCH COMMUNITY ASSOCIATION, INC.
2021 Approved Budget, 2021 Estimated Actual, 2022 Approved Budget

CATEGORY	2021 Approved	2021 Est. Actual	2022 Approved
Income			
Homeowner Assessments*	\$ 263,470	\$ 263,700	\$ 263,470
Filing 9 Sub-Association Assessments**	\$ 11,590	\$ 11,590	\$ 11,590
Credit for Litigation Funds Unused****	\$ 0	\$ 0	-\$ 60,720
Late/Legal/Liens/Fines	\$ 13,200	\$ 23,000	\$ 13,200
Maintenance Bill Back	\$ 500	\$ 0	\$ 500
Carry-Over Loss/(Gain)	\$ 71,730	\$ 64,000	\$ 69,250
Total Projected Income	\$ 360,490	\$ 362,290	\$ 297,290
Expenses			
Trash Disposal	\$ 145,125	\$ 142,000	\$ 147,600
Filing 9 Sub-Association Expenses	\$ 11,590	\$ 11,590	\$ 11,590
Activities/Programs (Social)	\$ 36,000	\$ 36,700	\$ 37,000
Legal Collection Risk Share Program	\$ 3,000	\$ 3,200	\$ 3,000
Legal General	\$ 10,000	\$ 8,900	\$ 10,000
Legal Litigation***	\$ 65,800	\$ 4,300	\$ 0
Accountant Fees (Audit)	\$ 1,500	\$ 1,600	\$ 1,500
Professional Fees****	\$ 36,500	\$ 35,450	\$ 37,000
Insurance Premium	\$ 4,400	\$ 3,820	\$ 4,400
Administration Costs	\$ 19,000	\$ 18,760	\$ 19,000
Communications/Newsletter	\$ 14,200	\$ 14,125	\$ 14,200
Projected Expenses	\$ 347,115	\$ 280,445	\$ 285,290
Bad Debt (uncollectable accounts)	\$ 3,375	\$ 1,970	\$ 2,000
Reserve Contributions	\$ 10,000	\$ 10,000	\$ 10,000
Total Projected Expenses	\$ 360,490	\$ 292,415	\$ 297,290
Net Revenue (Loss)	\$ 0	\$ 69,875	\$ 0

Footnotes:

*1125 single family homes paid \$220.00 annually in assessments for 2021; and is projected to remain at \$220.00 for 2022. 140 attached homes paid \$98 annually in assessments (Creekside, Hunters Chase) in 2021; and is projected to remain at \$98.00 for 2022.

**2022 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2021 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. The legal litigation is complete and all expenses paid. Our Board of Directors will be working with our management team to determine the best method and timing to return a refund to each owner of \$48.00, which is the projection of each owners 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).

*****Please note the 2022 project budget reflects the Association returning all unused legal litigation funds to the membership (\$60,720.00), which come out to \$ 48.00 per home/lot being credited on the first (January) assessment billing.