

**Balance Sheet**Stroh Ranch Community Association Inc.
End Date: 09/30/2023Date: 10/12/2023
Time: 10:02 am
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 67,586.99	\$ -	\$ 67,586.99
Operating Savings - Enterprise Bank	60,734.43	-	60,734.43
Total: Cash	\$ 128,321.42	\$ -	\$ 128,321.42
Reserves			
Reserve Account - Filing #9 - Enterprise Bank	-	52,594.64	52,594.64
Reserve Account - Fence - Enterprise Bank	-	68,867.58	68,867.58
Total: Reserves	\$ -	\$ 121,462.22	\$ 121,462.22
Accounts Receivable			
Accounts Receivable	42,880.93	-	42,880.93
Allowance for Bad Debt	(30,000.00)	-	(30,000.00)
Total: Accounts Receivable	\$ 12,880.93	\$ -	\$ 12,880.93
Prepays	5,460.00	-	5,460.00
Total: Assets	\$ 146,662.35	\$ 121,462.22	\$ 268,124.57
Liabilities & Equity			
Liabilities			
Accounts Payable	31.00	-	31.00
Homeowner Escrows Held	17,500.00	-	17,500.00
Prepaid Assessments	10,660.85	-	10,660.85
Total: Liabilities	\$ 28,191.85	\$ -	\$ 28,191.85
Equity			
Stroh Filing #9 Capital Contributed	-	2,709.52	2,709.52
Operating Fund Balance	80,431.35	-	80,431.35
Reserve Fund Balance	-	(7,710.00)	(7,710.00)
Reserve Fund Balance - Stroh Filing #9	-	48,794.07	48,794.07
Reserve Fund Balance - Fence Fund	-	66,120.54	66,120.54
Total: Equity	\$ 80,431.35	\$ 109,914.13	\$ 190,345.48
Net Income Gain/Loss	-	11,548.09	11,548.09
Net Income Gain/Loss	38,039.15	-	38,039.15
Total: Liabilities & Equity	\$ 146,662.35	\$ 121,462.22	\$ 268,124.57



Income Statement - Operating
 Stroh Ranch Community Association Inc.
 09/01/2023 to 09/30/2023

Date: 10/12/2023
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment	\$2,160.00	\$-	\$2,160.00	\$266,692.00	\$263,270.00	\$3,422.00	\$263,270.00
Income							
6309-00 Filing #9 Assessment	-	-	-	11,590.00	11,590.00	-	11,590.00
6310-00 Builder Assessment	-	-	-	4,162.56	-	4,162.56	-
6330-00 Maintenance Bill Back	-	100.00	(100.00)	-	500.00	(500.00)	500.00
6345-00 Lates, Legals & Fines	371.00	1,200.00	(829.00)	5,109.92	10,600.00	(5,490.08)	13,200.00
6350-00 Interest	109.34	-	109.34	1,061.66	-	1,061.66	-
6370-00 Miscellaneous	-	-	-	4,050.00	-	4,050.00	-
Total Income	\$2,640.34	\$1,300.00	\$1,340.34	\$292,666.14	\$285,960.00	\$6,706.14	\$288,560.00
Total OPERATING INCOME	\$2,640.34	\$1,300.00	\$1,340.34	\$292,666.14	\$285,960.00	\$6,706.14	\$288,560.00
OPERATING EXPENSE							
Community Expenses							
6410-00 Trash Removal / Recycling	12,668.40	12,834.00	165.60	115,687.25	115,500.00	(187.25)	154,000.00
6441-00 Contract Maintenance	-	-	-	818.70	-	(818.70)	-
6443-00 Filing #9 Sub	888.00	965.00	77.00	10,755.56	8,685.00	(2,070.56)	11,590.00
6444-00 Miscellaneous	-	-	-	15,750.00	-	(15,750.00)	-
6470-00 Social / Recreational	2,200.00	-	(2,200.00)	36,900.00	35,000.00	(1,900.00)	37,000.00
Total Community Expenses	\$15,756.40	\$13,799.00	(\$1,957.40)	\$179,911.51	\$159,185.00	(\$20,726.51)	\$202,590.00
Admin Expenses							
6505-00 Legal Services - General	31.00	1,168.00	1,137.00	2,691.50	10,500.00	7,808.50	14,000.00
6509-00 Legal Risk Share	-	250.00	250.00	89.10	2,250.00	2,160.90	3,000.00
6510-00 Audit/Accounting Services	-	-	-	-	1,800.00	1,800.00	1,800.00
6515-00 Professional Fees/ Other	2,900.00	3,083.00	183.00	26,100.00	27,751.00	1,651.00	37,000.00
6520-00 Insurance Coverage	1,141.50	-	(1,141.50)	2,283.00	4,400.00	2,117.00	4,400.00
6530-00 General Admin	842.40	970.00	127.60	13,052.82	11,760.00	(1,292.82)	20,000.00
6545-00 Newsletter / Communication	-	-	-	14,100.00	14,200.00	100.00	14,200.00
6590-00 Bad Debt	-	100.00	100.00	4,399.06	900.00	(3,499.06)	2,000.00
Total Admin Expenses	\$4,914.90	\$5,571.00	\$656.10	\$62,715.48	\$73,561.00	\$10,845.52	\$96,400.00
Contributions							
7500-00 Reserve Contributions	-	-	-	12,000.00	-	(12,000.00)	-
7510-00 Reserve Contribution - Fence Reserves	-	-	-	-	12,000.00	12,000.00	12,000.00
Total Contributions	\$-	\$-	\$-	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$20,671.30	\$19,370.00	(\$1,301.30)	\$254,626.99	\$244,746.00	(\$9,880.99)	\$310,990.00
Net Income:	(\$18,030.96)	(\$18,070.00)	\$39.04	\$38,039.15	\$41,214.00	(\$3,174.85)	(\$22,430.00)



Income Statement - Reserve
 Stroh Ranch Community Association Inc.
 09/01/2023 to 09/30/2023

Date: 10/12/2023
 Time: 10:02 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$17,289.40	\$12,000.00	\$5,289.40	\$12,000.00
8150-02 Reserve Interest	79.15	-	79.15	711.39	-	711.39	-
Total Reserve Income	\$79.15	\$-	\$79.15	\$18,000.79	\$12,000.00	\$6,000.79	\$12,000.00
Reserve Expenses							
9250-03 Stroh Filling #9 Res Interest	60.45	-	60.45	481.90	-	481.90	-
Total Reserve Expenses	\$60.45	\$-	\$60.45	\$481.90	\$-	\$481.90	\$-
Total RESERVE INCOME	\$139.60	\$-	\$139.60	\$18,482.69	\$12,000.00	\$6,482.69	\$12,000.00
RESERVE EXPENSE							
Reserve Expenses							
9040-03 Reserve Perimeter Fence	-	-	-	6,934.60	-	(6,934.60)	-
Total Reserve Expenses	\$-	\$-	\$-	\$6,934.60	\$-	(\$6,934.60)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$6,934.60	\$-	(\$6,934.60)	\$-
Net Reserve:	\$139.60	\$0.00	\$139.60	\$11,548.09	\$12,000.00	(\$451.91)	\$12,000.00