

**Balance Sheet**Stroh Ranch Community Association Inc.
End Date: 12/31/2023Date: 1/12/2024
Time: 2:50 pm
Page: 1

	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 46,235.29	\$ -	\$ 46,235.29
Operating Savings - Enterprise Bank	60,949.00	-	60,949.00
Total: Cash	\$ 107,184.29	\$ -	\$ 107,184.29
Reserves			
Reserve Account - Filing #9 - Enterprise Bank	-	52,780.45	52,780.45
Reserve Account - Fence - Enterprise Bank	-	69,110.88	69,110.88
Total: Reserves	\$ -	\$ 121,891.33	\$ 121,891.33
Accounts Receivable			
Accounts Receivable	38,041.17	-	38,041.17
Allowance for Bad Debt	(30,000.00)	-	(30,000.00)
Total: Accounts Receivable	\$ 8,041.17	\$ -	\$ 8,041.17
Prepays	5,460.00	-	5,460.00
Total: Assets	\$ 120,685.46	\$ 121,891.33	\$ 242,576.79
Liabilities & Equity			
Liabilities			
Accounts Payable	23.00	-	23.00
Homeowner Escrows Held	16,500.00	-	16,500.00
Prepaid Assessments	51,768.34	-	51,768.34
Total: Liabilities	\$ 68,291.34	\$ -	\$ 68,291.34
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	-	11,977.20	11,977.20
Net Income Gain/Loss	(28,037.23)	-	(28,037.23)
Total: Liabilities & Equity	\$ 120,685.46	\$ 121,891.33	\$ 242,576.79



Income Statement - Operating
 Stroh Ranch Community Association Inc.
 12/01/2023 to 12/31/2023

Date: 1/12/2024
 Time: 2:50 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment Income	\$-	\$-	\$-	\$266,692.00	\$263,270.00	\$3,422.00	\$263,270.00
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	-	-	-	-	500.00	(500.00)	500.00
6345-00 Lates, Legals & Fines	(98.16)	700.00	(798.16)	5,471.76	13,200.00	(7,728.24)	13,200.00
6350-00 Interest	54.59	-	54.59	1,363.68	-	1,363.68	-
6370-00 Miscellaneous	-	-	-	5,450.00	-	5,450.00	-
Total Income	(\$43.57)	\$700.00	(\$743.57)	\$294,730.00	\$288,560.00	\$6,170.00	\$288,560.00
Total OPERATING INCOME	(\$43.57)	\$700.00	(\$743.57)	\$294,730.00	\$288,560.00	\$6,170.00	\$288,560.00
OPERATING EXPENSE							
Community Expenses							
6410-00 Trash Removal / Recycling	12,668.40	12,834.00	165.60	153,692.45	154,000.00	307.55	154,000.00
6441-00 Contract Maintenance	-	-	-	818.70	-	(818.70)	-
6443-00 Filing #9 Sub	420.00	975.00	555.00	12,019.46	11,590.00	(429.46)	11,590.00
6444-00 Miscellaneous	-	-	-	15,750.00	-	(15,750.00)	-
6470-00 Social / Recreational	-	1,000.00	1,000.00	40,700.00	37,000.00	(3,700.00)	37,000.00
Total Community Expenses	\$13,088.40	\$14,809.00	\$1,720.60	\$222,980.61	\$202,590.00	(\$20,390.61)	\$202,590.00
Admin Expenses							
6505-00 Legal Services - General	23.00	1,168.00	1,145.00	3,256.25	14,000.00	10,743.75	14,000.00
6509-00 Legal Risk Share	-	250.00	250.00	89.10	3,000.00	2,910.90	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	34,800.00	37,000.00	2,200.00	37,000.00
6520-00 Insurance Coverage	(20.00)	-	20.00	2,283.00	4,400.00	2,117.00	4,400.00
6530-00 General Admin	7,974.10	4,000.00	(3,974.10)	28,859.21	20,000.00	(8,859.21)	20,000.00
6545-00 Newsletter / Communication	-	-	-	14,100.00	14,200.00	100.00	14,200.00
6590-00 Bad Debt	-	900.00	900.00	4,399.06	2,000.00	(2,399.06)	2,000.00
Total Admin Expenses	\$10,877.10	\$9,401.00	(\$1,476.10)	\$87,786.62	\$96,400.00	\$8,613.38	\$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	\$23,965.50	\$24,210.00	\$244.50	\$322,767.23	\$310,990.00	(\$11,777.23)	\$310,990.00
Net Income:	(\$24,009.07)	(\$23,510.00)	(\$499.07)	(\$28,037.23)	(\$22,430.00)	(\$5,607.23)	(\$22,430.00)



Income Statement - Reserve
 Stroh Ranch Community Association Inc.
 12/01/2023 to 12/31/2023

Date: 1/12/2024
 Time: 2:50 pm
 Page: 2

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	82.07	-	82.07	954.69	-	954.69	-
Total Reserve Income	\$82.07	\$-	\$82.07	\$18,244.09	\$12,000.00	\$6,244.09	\$12,000.00
Reserve Expenses							
9250-03 Stroh Filling #9 Res Interest	62.68	-	62.68	667.71	-	667.71	-
Total Reserve Expenses	\$62.68	\$-	\$62.68	\$667.71	\$-	\$667.71	\$-
Total RESERVE INCOME	\$144.75	\$-	\$144.75	\$18,911.80	\$12,000.00	\$6,911.80	\$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:	\$144.75	\$0.00	\$144.75	\$11,977.20	\$12,000.00	(\$22.80)	\$12,000.00