

STROH RANCH COMMUNITY ASSOCIATION, INC.
2025 Approved Budget, 2025 Estimated Actual, 2026 Approved Budget

CATEGORY	2025 Approved	2025 Est Actuals	2026 Approved
Income			
Homeowner Assessments*	\$ 265,900	\$ 265,900	\$ 265,900
Filing 9 Sub-Association Assessments**	\$ 11,590	\$ 11,590	\$ 11,590
Miscellaneous	\$ 0	\$ 0	\$ 0
Late/Legal/Liens/Fines	\$ 13,500	\$ 8,900	\$ 10,000
Maintenance Bill Back	\$ 0	\$ 0	\$ 0
Carry-Over Loss/(Gain)	\$ 28,000	\$ 28,000	\$ 49,300
Total Projected Income	\$ 318,990	\$ 314,390	\$ 336,790
Expenses			
Trash Disposal	\$ 160,600	\$ 159,850	\$ 185,000
Filing 9 Sub-Association Expenses	\$ 11,590	\$ 11,590	\$ 11,590
Activities/Programs (Social)	\$ 40,000	\$ 43,600	\$ 40,000
Legal Collection Risk Share Program	\$ 3,000	\$ 500	\$ 2,500
Legal General	\$ 8,000	\$ 9,760	\$ 10,000
Safe System (Flock)	\$ 13,000	\$ 12,500	\$ 13,000
Accountant Fees (Audit)	\$ 1,800	\$ 1,800	\$ 1,800
Professional Fees***	\$ 38,500	\$ 36,780	\$ 34,000
Insurance Premium	\$ 5,000	\$ 4,800	\$ 5,400
Administration Costs	\$ 25,000	\$ 18,860	\$ 21,000
Projected Expenses	\$ 306,490	\$ 300,040	\$ 324,290
Bad Debt (uncollectable accounts)	\$ 500	\$ 500	\$ 500
Reserve Contributions	\$ 12,000	\$ 12,000	\$ 12,000
Total Projected Expenses	\$ 318,990	\$ 312,540	\$ 336,790
Net Revenue (Loss)	\$ 0	\$ 1,850	\$ 0

Footnotes:

*1126 single family homes annually in assessments is projected to remain at \$220.00 for 2026, as it was in 2025. 185 attached homes paid \$98 annually in assessments (Creekside, Hunters Chase) is projected to remain at \$98.00 for 2026, as it was in 2025.

**2026 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2025 assessment. The Master Association will be billing this amount to the Filing 9 owners on a semi-annual basis.

***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).