

**#300 STRATFORD GARDENS HOMES ASSOCIATION**  
**Balance Sheet**  
**December 31, 2023**

**ASSETS**

|                                    |                   |                 |                            |
|------------------------------------|-------------------|-----------------|----------------------------|
| Cash in Bank                       |                   | \$ 80,430.91    |                            |
| Deposit in Transit                 |                   | 418.52          |                            |
| Certificate of Deposits            |                   | 0.00            |                            |
| Accounts Receivable                | \$ 7,480.75       |                 |                            |
| Less Reserve for Doubtful Accounts | <u>(8,842.38)</u> | (1,361.63)      |                            |
| Deposits with HAKC                 |                   | <u>1,400.00</u> |                            |
| <b>TOTAL ASSETS</b>                |                   |                 | <b><u>\$ 80,887.80</u></b> |

**LIABILITIES**

|                          |  |                 |                 |
|--------------------------|--|-----------------|-----------------|
| Prepaid Dues             |  |                 |                 |
| Accounts Payable--RRF    |  |                 |                 |
| Accounts Payable--HAKC   |  | <u>5,581.43</u> |                 |
| <b>TOTAL LIABILITIES</b> |  |                 | <b>5,581.43</b> |

**MEMBERS EQUITY**

|   |  |                  |                            |
|---|--|------------------|----------------------------|
| Homeowner's Reserves                    |  | 55,654.33        |                            |
| Current Earnings                        |  | <u>19,652.04</u> |                            |
| Total Reserves                          |  |                  | <u>75,306.37</u>           |
| <b>TOTAL LIABILITIES &amp; RESERVES</b> |  |                  | <b><u>\$ 80,887.80</u></b> |

**#300 STRATFORD GARDENS HOMES ASSOCIATION**  
**Statement of Revenues and Expenses**  
**December 31, 2023**

| <u>A/C #</u>                            | <u>Current Period</u> |                     | <u>Annual</u>        | <u>Budget</u>      |
|---|-----------------------|---------------------|----------------------|--------------------|
|   | <u>Dec '23</u>        | <u>Year to Date</u> | <u>Budget</u>        | <u>Balance</u>     |
| <b>REVENUE:</b>                         |                       |                     |                      |                    |
| Base Assessment                         | \$ 0.00               | \$ 3,965.22         | \$ 3,965.22          | \$ 0.00            |
| Other Service Assessment                | 0.00                  | \$ 44,928.00        | 44,928.00            | 0.00               |
| Less: Allow for Non-payers              | 0.00                  | 0.00                | (9,975.04)           | (9,975.04)         |
| Interest on Investments                 | 16.21                 | 124.89              | 155.00               | 30.11              |
| Interest on Assessments                 | 176.99                | 970.24              | (185.00)             | (1,155.24)         |
| Other Income                            | 0.00                  | 0.00                | 0.00                 | 0.00               |
| PIAC Grant                              | 0.00                  | 0.00                | 0.00                 | 0.00               |
| Insurance Proceeds                      | 0.00                  | 0.00                | 0.00                 | 0.00               |
| <b>Total Income</b>                     |                       | <b>49,988.35</b>    | <b>38,888.18</b>     | <b>(11,100.17)</b> |
| <b>EXPENSES:</b>                        |                       |                     |                      |                    |
| 50100 Administration                    | 198.20                | 1,387.40            | 2,400.00             | 1,012.60           |
| 50200 Annual Meeting                    | 0.00                  | 1,336.25            | 1,000.00             | (336.25)           |
| 50300 Other Services                    | 50.00                 | 156.75              | 0.00                 | (156.75)           |
| 50400 Insurance                         | 486.12                | 486.12              | 1,800.00             | 1,313.88           |
| 50500 Legal Expenses                    | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 50600 Island Maintenance                | 2,659.97              | 7,332.63            | 8,600.00             | 1,267.37           |
| PIAC Grant                              | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 50602 Sprinkler Repair/Maintanence      | 0.00                  | 4,713.33            | 2,850.00             | (1,863.33)         |
| 50622 Capital Improvements Reserve      | 0.00                  | 0.00                | 2,000.00             | 2,000.00           |
| Wall Repair                             | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 50622 Association Reserves              | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 50700 Postage                           | 61.22                 | 191.56              | 270.00               | 78.44              |
| 51936 Newsletter                        | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 50800 Snow Plowing                      | 0.00                  | 0.00                | 500.00               | 500.00             |
| 51900 Social Activities                 | 1,118.09              | 2,502.28            | 2,000.00             | (502.28)           |
| 51920 New Neighbor                      | 0.00                  | 0.00                | 0.00                 | 0.00               |
| 51934 Directories                       | 0.00                  | 1,961.67            | 1,200.00             | (761.67)           |
| 52000 Stationery & Supplies             | 0.00                  | 0.00                | 19,360.00            | 19,360.00          |
| 52110 Security Service                  | 800.00                | 6,000.00            | 0.00                 | (6,000.00)         |
| 52200 Utilities                         | 165.83                | 4,151.56            | 4,600.00             | 448.44             |
| 52400 Other                             | 42.00                 | 116.76              | 72.00                | (44.76)            |
| <b>Total Expenses</b>                   | <b>5,581.43</b>       | <b>30,336.31</b>    | <b>46,652.00</b>     | <b>16,315.69</b>   |
| <b>Excess of Revenues Over Expenses</b> | <b>\$ (5,581.43)</b>  | <b>\$ 19,652.04</b> | <b>\$ (7,763.82)</b> |                    |