

Strand Master Property Owners
BALANCE SHEET
As of 10/31/16

ASSETS

CURRENT ASSETS:			
106	Cash Operating-Fifth Third	\$	174,008.50
108	Cash Reserves-Capital Contrib		19,049.46
109	Cash Operating M.M. 5th 3rd		101,068.88
111	Cash Reserves-Iberia Bank		291,326.35
115	CD-FCB 1/19/16-11/19/16 - 2/1		107,094.25
116	CD-FCB 1/19/16-11/19/16 - 1/1		50,824.73
117	CD-FCB 1/19/16-11/19/16 - 0/1		50,824.73
120	Accounts Receivable		31,791.33
	Total Operating Assets		<u>\$ 825,988.23</u>
OTHER ASSETS:			
124	Security Deposits	\$	5,183.98
	Total Other Assets		<u>\$ 5,183.98</u>
	TOTAL ASSETS		<u>\$ 831,172.21</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
210	Accounts Payable	\$	16,993.14
225	New Construction Deposit		7,000.00
240	Deferred Maintenance Fees		232,375.00
250	Equity Carried Forward		7,500.00
	Total Current Liabilities		<u>\$ 263,868.14</u>
RESERVE FUND			
340	Reserve For Future Maintenance	\$	291,326.35
345	Reserve Capital Contributions		19,049.46
346	Reserve CDs - FCB		208,743.71
			<u>567,304.07</u>
OPERATING FUND			
350	Adjusted Equity		32,419.49
	Net Income (Loss)		15,765.06
	TOTAL FUND BAL & MEMBER EQUITY		<u>\$ 567,304.07</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 831,172.21</u> =====

Strand Master Property Owners

Income/Expense Statement

Period: 10/01/16 to 10/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Maintenance Income	116,187.50	116,187.50	.00	1,161,875.00	1,161,875.00	.00	1,394,250.00
00430 Carry Forward Previous Year	3,750.00	3,750.00	.00	37,500.00	37,500.00	.00	45,000.00
00454 Miscellaneous Income	.00	.00	.00	642.53	.00	642.53	.00
00455 Interest Income	12.83	.00	12.83	117.72	.00	117.72	.00
TOTAL REVENUE	119,950.33	119,937.50	12.83	1,200,135.25	1,199,375.00	760.25	1,439,250.00
EXPENSES							
MAINTENANCE & OPERATIONS							
00504 Primary Road Irrigation	2,034.00	666.67	(1,367.33)	5,053.05	6,666.70	1,613.65	8,000.00
00505 Public Road Irrigation	1,229.19	41.67	(1,187.52)	2,865.08	416.70	(2,448.38)	500.00
00508 Cable Television	62,055.14	66,097.50	4,042.36	591,626.90	660,975.00	69,348.10	793,170.00
00509 Christmas Decor	.00	1,000.00	1,000.00	6,200.00	10,000.00	3,800.00	12,000.00
00510 Signage	.00	41.67	41.67	818.20	416.70	(401.50)	500.00
00540 Primary Road Tree Trimming	4,345.00	1,500.00	(2,845.00)	10,295.00	15,000.00	4,705.00	18,000.00
00541 Primary Rd Sidewalk Power Was	5,200.00	500.00	(4,700.00)	10,400.00	5,000.00	(5,400.00)	6,000.00
00542 Primary Road ROW Maintenance	16,686.00	14,200.50	(2,485.50)	142,324.03	142,005.00	(319.03)	170,406.00
00543 Public Up-lighting	307.87	166.67	(141.20)	953.94	1,666.70	712.76	2,000.00
00545 Public Road ROW Maintenance	2,437.00	2,904.58	467.58	24,871.50	29,045.80	4,174.30	34,855.00
00546 Public Road Tree Trimming	1,963.00	125.00	(1,838.00)	2,688.00	1,250.00	(1,438.00)	1,500.00
00547 Public Rd Sidewalk Power Wash	1,800.00	83.33	(1,716.67)	3,600.00	833.30	(2,766.70)	1,000.00
00551 Primary Road Street Lighting	549.18	2,400.00	1,850.82	21,869.74	24,000.00	2,130.26	28,800.00
00553 Primary Road Street Sweeping	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00554 Public Road Street Lighting	56.74	200.00	143.26	833.40	2,000.00	1,166.60	2,400.00
00555 Landscape Replacement	.00	416.67	416.67	117.50	4,166.70	4,049.20	5,000.00
00556 Landscape (not shared)	26,800.00	2,500.00	(24,300.00)	110,548.00	25,000.00	(85,548.00)	30,000.00
00558 Electric (Non Shared)	14.06	50.00	35.94	146.44	500.00	353.56	600.00
00559 Billing of Shared Expenses	(9,373.37)	(6,425.50)	2,947.87	(60,608.93)	(64,255.00)	(3,646.07)	(77,106.00)
TOTAL MAINT & OPER EXPENSE	116,103.81	86,552.09	(29,551.72)	874,601.85	865,520.90	(9,080.95)	1,038,625.00
ENVIRONMENTAL MANAGEMENT							
00606 Lakes & Water Management	2,800.00	2,308.33	(491.67)	30,940.00	23,083.30	(7,856.70)	27,700.00
00607 Irrigation Electric/Reporting	821.43	1,133.33	311.90	8,599.35	11,333.30	2,733.95	13,600.00
00618 Preserves Maintenance Incl I7	5,750.00	2,083.33	(3,666.67)	23,000.00	20,833.30	(2,166.70)	25,000.00
00619 Berm Maint - Eden, Trophy	.00	416.67	416.67	4,925.00	4,166.70	(758.30)	5,000.00
00669 Billing of Shared Expenses	(3,820.00)	(2,082.08)	1,737.92	(30,109.00)	(20,820.80)	9,288.20	(24,985.00)
TOTAL ENVIRONMENTAL EXPENSE	5,551.43	3,859.58	(1,691.85)	37,355.35	38,595.80	1,240.45	46,315.00

Strand Master Property Owners

Income/Expense Statement

Period: 10/01/16 to 10/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
SECURITY EXPENSE							
00702 Water/Sewer - Guardhouse	58.12	83.33	25.21	544.41	833.30	288.89	1,000.00
00705 Telephone - Guardhouse	202.97	166.67	(36.30)	2,005.75	1,666.70	(339.05)	2,000.00
00707 Custodial - Guardhouse	100.00	133.33	33.33	1,000.00	1,333.30	333.30	1,600.00
00710 Pest Control - Guardhouse	82.68	41.67	(41.01)	248.04	416.70	168.66	500.00
00720 Security Contract	13,412.60	14,250.00	837.40	133,094.11	142,500.00	9,405.89	171,000.00
00740 Electricity - Guardhouse	169.97	183.33	13.36	1,641.30	1,833.30	192.00	2,200.00
00745 Guardhouse Supplies	144.65	250.00	105.35	1,629.63	2,500.00	870.37	3,000.00
00746 Gate Access Software	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
00750 Guardhouse Structural Repair	.00	83.33	83.33	1,147.18	833.30	(313.88)	1,000.00
00752 Non-Shared Gate Repairs	.00	250.00	250.00	1,883.47	2,500.00	616.53	3,000.00
00753 Gate Repairs	421.55	500.00	78.45	5,542.36	5,000.00	(542.36)	6,000.00
00775 Bar Code Decals	694.67	250.00	(444.67)	3,421.77	2,500.00	(921.77)	3,000.00
00799 Billing of Shared Expenses	(1,430.46)	(1,544.17)	(113.71)	(14,399.68)	(15,441.70)	(1,042.02)	(18,530.00)
TOTAL SECURITY EXPENSE	13,856.75	14,814.16	957.41	137,758.34	148,141.60	10,383.26	177,770.00
ADMINISTRATIVE EXPENSE							
00802 Office Supplies	.00	41.67	41.67	59.89	416.70	356.81	500.00
00803 Miscellaneous Expense	233.60	416.67	183.07	3,546.05	4,166.70	620.65	5,000.00
00804 Postage	11.97	25.00	13.03	170.09	250.00	79.91	300.00
00809 Legal Fees	.00	416.67	416.67	2,762.68	4,166.70	1,404.02	5,000.00
00810 Engineering Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00814 Management Fees	3,416.79	3,416.79	.00	33,666.42	33,666.42	.00	40,500.00
00815 Cable Consultant Fee	1,604.92	1,340.00	(264.92)	14,989.52	13,400.00	(1,589.52)	16,080.00
00820 Insurance Property/Casualty	.00	600.00	600.00	4,210.00	6,000.00	1,790.00	7,200.00
00822 Insurance Liability	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
00840 Taxes	.00	20.83	20.83	250.00	208.30	(41.70)	250.00
00899 Contingency	.00	684.17	684.17	.00	6,841.70	6,841.70	8,210.00
00900 Reserve Contribution	7,500.00	7,500.00	.00	75,000.00	75,000.00	.00	90,000.00
TOTAL ADMINISTRATIVE EXPENSE	12,767.28	14,753.46	1,986.18	134,654.65	147,033.12	12,378.47	176,540.00
TOTAL EXPENSES	148,279.27	119,979.29	(28,299.98)	1,184,370.19	1,199,291.42	14,921.23	1,439,250.00
NET INCOME/(LOSS)	(28,328.94)	(41.79)	(28,287.15)	15,765.06	83.58	15,681.48	.00

Strand Master Property Owners

Reserve Statement

As of 10/31/16

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
340 Reserve For Future Maintenance	233,035.91	75,435.44	17,145.00	291,326.35
345 Reserve Capital Contributions	11,001.36	36,861.60	28,813.50	19,049.46
346 Reserve CDs - FCB	206,955.55	1,788.16	0.00	208,743.71
Subtotal Reserves	450,992.82	114,085.20	45,958.50	519,119.52
TOTAL RESERVES	450,992.82	114,085.20	45,958.50	519,119.52