

**Strand Master Property Owners**  
**BALANCE SHEET**  
As of 12/31/17

**ASSETS**

**CURRENT ASSETS:**

106	Cash Operating-Fifth Third	\$ 58,771.13
108	Cash Reserves-Capital Contrib	19,134.50
109	Cash Operating M.M. 5th 3rd	61,203.34
111	Cash Reserves-Iberia Bank	136,816.34
115	CD-FCB 9/19/17-11/19/19 - 2/1	108,556.15
116	CD-FCB 9/19/17-11/19/19 - 1/1	51,518.42
117	CD-FCB 9/19/17-11/19/19 - 0/1	51,518.42
118	CD-Everbank 10/20/17 12 Months	100,231.77
119	CD-Everbank 10/20/17 18 Months	150,376.49
120	Accounts Receivable	27,090.83

<b>Total Operating Assets</b>		\$ 765,217.39
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**OTHER ASSETS:**

124	Security Deposits	\$ 5,183.98
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<b>Total Other Assets</b>		\$ 5,183.98
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<b>TOTAL ASSETS</b>		<b>\$ 770,401.37</b>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

210	Accounts Payable	\$ 3,204.27
225	New Construction Deposit	7,000.00
245	Prepaid Maintenance Fees	60,125.00

<b>Total Current Liabilities</b>		\$ 70,329.27
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**RESERVE FUND**

340	Reserve For Future Maintenance	\$ 136,816.34
345	Reserve Capital Contributions	19,134.50
346	Reserve CDs - FCB	211,592.99
347	Reserve CDs - Everbank	250,608.26

**OPERATING FUND**

350	Adjusted Equity	56,997.91
	Net Income (Loss)	24,922.10

<b>TOTAL FUND BAL &amp; MEMBER EQUITY</b>		\$ 700,072.10
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 770,401.37</b>
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**Strand Master Property Owners**  
**Income/Expense Statement**  
**Period: 12/01/17 to 12/31/17**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>								
00411	Maintenance Income	116,241.68	116,241.63	.05	1,394,900.00	1,394,900.00	.00	1,394,900.00
00430	Carry Forward Previous Year	2,083.36	2,083.36	.00	25,000.00	25,000.00	.00	25,000.00
00454	Miscellaneous Income	.00	.00	.00	30.12	.00	30.12	.00
00455	Interest Income	7.96	.00	7.96	115.53	.00	115.53	.00
<b>TOTAL REVENUE</b>		<b>118,333.00</b>	<b>118,324.99</b>	<b>8.01</b>	<b>1,420,045.65</b>	<b>1,419,900.00</b>	<b>145.65</b>	<b>1,419,900.00</b>
<b>EXPENSES</b>								
<b>MAINTENANCE &amp; OPERATIONS</b>								
00504	Primary Road Irrigation	930.00	833.37	(96.63)	4,126.00	10,000.00	5,874.00	10,000.00
00505	Public Road Irrigation	48.57	291.63	243.06	321.86	3,500.00	3,178.14	3,500.00
00508	Cable Television	63,044.73	63,145.38	100.65	756,260.48	757,745.00	1,484.52	757,745.00
00509	Christmas Decor	.00	1,000.00	1,000.00	12,140.00	12,000.00	(140.00)	12,000.00
00510	Signage	.00	41.63	41.63	353.51	500.00	146.49	500.00
00540	Primary Road Tree Trimming	.00	1,033.37	1,033.37	8,729.00	12,400.00	3,671.00	12,400.00
00541	Primary Rd Sidewalk Power Was	.00	483.37	483.37	.00	5,800.00	5,800.00	5,800.00
00542	Primary Road ROW Maintenance	13,303.00	14,027.63	724.63	166,171.25	168,332.00	2,160.75	168,332.00
00543	Public Up-Lighting	518.60	83.37	(435.23)	3,652.13	1,000.00	(2,652.13)	1,000.00
00545	Public Road ROW Maintenance	2,981.00	2,737.88	(243.12)	32,061.74	32,855.00	793.26	32,855.00
00546	Public Road Tree Trimming	.00	366.63	366.63	2,106.00	4,400.00	2,294.00	4,400.00
00547	Public Rd Sidewalk Power Wash	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
00551	Primary Road Street Lighting	2,588.76	2,666.63	77.87	30,622.78	32,000.00	1,377.22	32,000.00
00553	Primary Road Street Sweeping	.00	150.00	150.00	.00	1,800.00	1,800.00	1,800.00
00554	Public Road Street Lighting	80.09	208.37	128.28	773.28	2,500.00	1,726.72	2,500.00
00555	Landscape Replacement	2,469.00	625.00	(1,844.00)	4,838.00	7,500.00	2,662.00	7,500.00
00556	Landscape (not shared)	.00	833.37	833.37	1,225.00	10,000.00	8,775.00	10,000.00
00558	Electric (Non Shared)	19.34	50.00	30.66	211.66	600.00	388.34	600.00
00559	Billing of Shared Expenses	(5,826.98)	(6,481.87)	(654.89)	(72,855.69)	(77,782.00)	(4,926.31)	(77,782.00)
<b>TOTAL MAINT &amp; OPER EXPENSE</b>		<b>80,156.11</b>	<b>82,262.39</b>	<b>2,106.28</b>	<b>950,737.00</b>	<b>987,150.00</b>	<b>36,413.00</b>	<b>987,150.00</b>
<b>ENVIRONMENTAL MANAGEMENT</b>								
00606	Lakes & Water Management	2,800.00	3,293.63	493.63	37,390.00	39,524.00	2,134.00	39,524.00
00607	Irrigation Electric/Reporting	646.57	1,166.63	520.06	18,524.25	14,000.00	(4,524.25)	14,000.00
00618	Preserves Maintenance Incl I7	.00	2,166.63	2,166.63	23,000.00	26,000.00	3,000.00	26,000.00
00619	Berm Maint - Eden, Trophy	.00	458.37	458.37	4,400.00	5,500.00	1,100.00	5,500.00
00669	Billing of Shared Expenses	(1,540.00)	(2,664.00)	(1,124.00)	(29,474.50)	(31,968.00)	(2,493.50)	(31,968.00)
<b>TOTAL ENVIRONMENTAL EXPENSE</b>		<b>1,906.57</b>	<b>4,421.26</b>	<b>2,514.69</b>	<b>53,839.75</b>	<b>53,056.00</b>	<b>(783.75)</b>	<b>53,056.00</b>
<b>HURRICANE CLEANUP EXPENSE</b>								
00690	Primary Rd Hurricane Cleanup	.00	.00	.00	48,001.00	.00	(48,001.00)	.00
00691	Public Rd Hurricane Cleanup	65.00	.00	(65.00)	14,145.65	.00	(14,145.65)	.00
00692	Front Gate Hurricane Prep	.00	.00	.00	150.00	.00	(150.00)	.00
00693	Back Gate Hurricane Prep	.00	.00	.00	150.00	.00	(150.00)	.00
00694	Street Signs Hurricane Repair	.00	.00	.00	2,520.00	.00	(2,520.00)	.00
00695	Gate House Hurricane Repairs	.00	.00	.00	493.13	.00	(493.13)	.00
00696	Environmental Hurricane Exp	.00	.00	.00	90.00	.00	(90.00)	.00
00699	Billing of Shared Expenses	(35.75)	.00	35.75	(17,444.62)	.00	17,444.62	.00
<b>TOTAL HURRICANE CLEANUP EXP</b>		<b>29.25</b>	<b>.00</b>	<b>(29.25)</b>	<b>48,105.16</b>	<b>.00</b>	<b>(48,105.16)</b>	<b>.00</b>

**Strand Master Property Owners**  
**Income/Expense Statement**  
**Period: 12/01/17 to 12/31/17**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>SECURITY EXPENSE</b>							
00702 Water/Sewer - Guardhouse	343.67	83.37	(260.30)	1,442.56	1,000.00	(442.56)	1,000.00
00705 Telephone - Guardhouse	233.53	208.37	(25.16)	2,764.68	2,500.00	(264.68)	2,500.00
00707 Custodial - Guardhouse	100.00	133.37	33.37	1,200.00	1,600.00	400.00	1,600.00
00710 Pest Control - Guardhouse	.00	41.63	41.63	321.00	500.00	179.00	500.00
00720 Security Contract	13,778.01	15,475.00	1,696.99	158,545.74	185,700.00	27,154.26	185,700.00
00740 Electricity - Guardhouse	123.16	191.63	68.47	1,837.87	2,300.00	462.13	2,300.00
00745 Guardhouse Supplies	.00	250.00	250.00	2,281.56	3,000.00	718.44	3,000.00
00746 Gate Access Software	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
00750 Guardhouse Structural Repair	.00	166.63	166.63	4,683.12	2,000.00	(2,683.12)	2,000.00
00752 Non-Shared Gate Repairs	.00	250.00	250.00	2,555.30	3,000.00	444.70	3,000.00
00753 Gate Repairs	400.51	541.63	141.12	10,873.86	6,500.00	(4,373.86)	6,500.00
00775 Bar Code Decals	941.86	291.63	(650.23)	2,372.86	3,500.00	1,127.14	3,500.00
00799 Billing of Shared Expenses	(1,470.26)	(1,682.12)	(211.86)	(18,057.05)	(20,185.00)	(2,127.95)	(20,185.00)
<b>TOTAL SECURITY EXPENSE</b>	<b>14,450.48</b>	<b>16,076.14</b>	<b>1,625.66</b>	<b>170,821.50</b>	<b>192,915.00</b>	<b>22,093.50</b>	<b>192,915.00</b>
<b>ADMINISTRATIVE EXPENSE</b>							
00802 Office Supplies	.00	25.00	25.00	.00	300.00	300.00	300.00
00803 Miscellaneous Expense	1,584.50	416.63	(1,167.87)	5,119.95	5,000.00	(119.95)	5,000.00
00804 Postage	18.55	25.00	6.45	182.11	300.00	117.89	300.00
00809 Legal Fees	1,218.75	416.63	(802.12)	2,691.25	5,000.00	2,308.75	5,000.00
00810 Engineering Fees	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
00814 Management Fees	3,419.40	3,419.43	.03	41,024.97	41,025.00	.03	41,025.00
00815 Cable Consultant Fee	1,653.07	1,653.12	.05	19,644.24	19,837.00	192.76	19,837.00
00820 Insurance Property/Casualty	2,497.62	625.00	(1,872.62)	6,707.62	7,500.00	792.38	7,500.00
00840 Taxes	.00	20.87	20.87	250.00	250.00	.00	250.00
00899 Contingency	.00	880.62	880.62	.00	10,567.00	10,567.00	10,567.00
00900 Reserve Contribution	8,000.00	8,000.00	.00	96,000.00	96,000.00	.00	96,000.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>18,391.89</b>	<b>15,565.67</b>	<b>(2,826.22)</b>	<b>171,620.14</b>	<b>186,779.00</b>	<b>15,158.86</b>	<b>186,779.00</b>
<b>TOTAL EXPENSES</b>	<b>114,934.30</b>	<b>118,325.46</b>	<b>3,391.16</b>	<b>1,395,123.55</b>	<b>1,419,900.00</b>	<b>24,776.45</b>	<b>1,419,900.00</b>
<b>NET INCOME/ (LOSS)</b>	<b>3,398.70</b>	<b>(.47)</b>	<b>3,399.17</b>	<b>24,922.10</b>	<b>.00</b>	<b>24,922.10</b>	<b>.00</b>

Strand Master Property Owners  
Reserve Statement  
As of 12/31/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
340 Reserve For Future Maintenance	303,798.34	96,809.56	263,791.56	136,816.34
345 Reserve Capital Contributions	7,049.46	30,000.00	17,914.96	19,134.50
346 Reserve CDs - FCB	208,943.48	2,649.51	0.00	211,592.99
<b>Subtotal Reserves</b>	<b>519,791.28</b>	<b>129,459.07</b>	<b>281,706.52</b>	<b>367,543.83</b>
<b>TOTAL RESERVES</b>	<b>519,791.28</b>	<b>129,459.07</b>	<b>281,706.52</b>	<b>367,543.83</b>