

Strand Master Property Owners  
BALANCE SHEET  
As of 02/28/17

FILE COPY

ASSETS

CURRENT ASSETS:

106	Cash Operating-Fifth Third	\$ 148,819.87
108	Cash Reserves-Capital Contrib	4,582.96
109	Cash Operating M.M. 5th 3rd	51,098.54
111	Cash Reserves-Iberia Bank	319,898.62
115	CD-FCB 1/19/16-11/19/16 - 2/1	107,474.29
116	CD-FCB 1/19/16-11/19/16 - 1/1	51,004.98
117	CD-FCB 1/19/16-11/19/16 - 0/1	51,004.98
120	Accounts Receivable	10,387.40

Total Operating Assets	\$	744,271.64
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OTHER ASSETS:

124	Security Deposits	\$ 5,183.98
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Total Other Assets	\$	5,183.98
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TOTAL ASSETS	\$	749,455.62
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

210	Accounts Payable	\$ 6,237.21
225	New Construction Deposit	7,000.00
240	Deferred Maintenance Fees	116,241.68

Total Current Liabilities	\$	129,478.89
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RESERVE FUND

340	Reserve For Future Maintenance	\$ 319,898.62
345	Reserve Capital Contributions	4,582.96
346	Reserve CDs - FCB	209,484.25

OPERATING FUND

350	Adjusted Equity	83,065.28
	Net Income (Loss)	2,945.62

TOTAL FUND BAL & MEMBER EQUITY	\$	619,976.73
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TOTAL LIABILITIES & EQUITY	\$	749,455.62
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**Strand Master Property Owners**  
**Income/Expense Statement**  
**Period: 02/01/17 to 02/28/17**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Maintenance Income	116,241.66	116,241.67	(.01)	232,483.32	232,483.34	(.02)	1,394,900.00
00454	Miscellaneous Income	7.40	.00	7.40	7.40	.00	7.40	.00
00455	Interest Income	5.09	.00	5.09	10.73	.00	10.73	.00
<b>TOTAL REVENUE</b>		<b>116,254.15</b>	<b>116,241.67</b>	<b>12.48</b>	<b>232,501.45</b>	<b>232,483.34</b>	<b>18.11</b>	<b>1,394,900.00</b>
EXPENSES								
MAINTENANCE & OPERATIONS								
00504	Primary Road Irrigation	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
00505	Public Road Irrigation	28.34	291.67	263.33	52.93	583.34	530.41	3,500.00
00508	Cable Television	67,066.64	63,145.42	(3,921.22)	129,121.78	126,290.84	(2,830.94)	757,745.00
00509	Christmas Decor	.00	1,000.00	1,000.00	140.00	2,000.00	1,860.00	12,000.00
00510	Signage	.00	41.67	41.67	.00	83.34	83.34	500.00
00540	Primary Road Tree Trimming	.00	1,033.33	1,033.33	.00	2,066.66	2,066.66	12,400.00
00541	Primary Rd Sidewalk Power Was	.00	483.33	483.33	.00	966.66	966.66	5,800.00
00542	Primary Road ROW Maintenance	13,303.00	14,027.67	724.67	26,986.00	28,055.34	1,069.34	168,332.00
00543	Public Up-lighting	1,045.46	83.33	(962.13)	1,116.24	166.66	(949.58)	1,000.00
00545	Public Road ROW Maintenance	2,381.25	2,737.92	356.67	4,988.49	5,475.84	487.35	32,855.00
00546	Public Road Tree Trimming	250.00	366.67	116.67	250.00	733.34	483.34	4,400.00
00547	Public Rd Sidewalk Power Wash	.00	166.67	166.67	.00	333.34	333.34	2,000.00
00551	Primary Road Street Lighting	2,465.61	2,666.67	201.06	4,854.40	5,333.34	478.94	32,000.00
00553	Primary Road Street Sweeping	.00	150.00	150.00	.00	300.00	300.00	1,800.00
00554	Public Road Street Lighting	111.20	208.33	97.13	207.49	416.66	209.17	2,500.00
00555	Landscape Replacement	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
00556	Landscape (not shared)	1,000.00	833.33	(166.67)	1,000.00	1,666.66	666.66	10,000.00
00558	Electric (Non Shared)	18.02	50.00	31.98	32.45	100.00	67.55	600.00
00559	Billing of Shared Expenses	(5,237.08)	(6,481.83)	(1,244.75)	(10,054.31)	(12,963.66)	(2,909.35)	(77,782.00)
<b>TOTAL MAINT &amp; OPER EXPENSE</b>		<b>82,432.44</b>	<b>82,262.51</b>	<b>(169.93)</b>	<b>158,695.47</b>	<b>164,525.02</b>	<b>5,829.55</b>	<b>987,150.00</b>
ENVIRONMENTAL MANAGEMENT								
00606	Lakes & Water Management	2,800.00	3,293.67	493.67	5,600.00	6,587.34	987.34	39,524.00
00607	Irrigation Electric/Reporting	1,041.64	1,166.67	125.03	4,531.61	2,333.34	(2,198.27)	14,000.00
00618	Preserves Maintenance Incl I7	.00	2,166.67	2,166.67	5,750.00	4,333.34	(1,416.66)	26,000.00
00619	Berm Maint - Eden, Trophy	.00	458.33	458.33	3,600.00	916.66	(2,683.34)	5,500.00
00669	Billing of Shared Expenses	(1,540.00)	(2,664.00)	(1,124.00)	(6,057.50)	(5,328.00)	729.50	(31,968.00)
<b>TOTAL ENVIRONMENTAL EXPENSE</b>		<b>2,301.64</b>	<b>4,421.34</b>	<b>2,119.70</b>	<b>13,424.11</b>	<b>8,842.68</b>	<b>(4,581.43)</b>	<b>53,056.00</b>

**Strand Master Property Owners**

Income/Expense Statement

Period: 02/01/17 to 02/28/17

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>SECURITY EXPENSE</b>							
00702 Water/Sewer - Guardhouse	68.50	83.33	14.83	129.53	166.66	37.13	1,000.00
00705 Telephone - Guardhouse	232.67	208.33	(24.34)	435.26	416.66	(18.60)	2,500.00
00707 Custodial - Guardhouse	100.00	133.33	33.33	200.00	266.66	66.66	1,600.00
00710 Pest Control - Guardhouse	78.00	41.67	(36.33)	78.00	83.34	5.34	500.00
00720 Security Contract	12,170.71	15,475.00	3,304.29	25,830.00	30,950.00	5,120.00	185,700.00
00740 Electricity - Guardhouse	165.16	191.67	26.51	323.54	383.34	59.80	2,300.00
00745 Guardhouse Supplies	.00	250.00	250.00	655.96	500.00	(155.96)	3,000.00
00746 Gate Access Software	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00750 Guardhouse Structural Repair	165.00	166.67	1.67	165.00	333.34	168.34	2,000.00
00752 Non-Shared Gate Repairs	.00	250.00	250.00	.00	500.00	500.00	3,000.00
00753 Gate Repairs	421.55	541.67	120.12	843.10	1,083.34	240.24	6,500.00
00775 Bar Code Decals	.00	291.67	291.67	680.52	583.34	(97.18)	3,500.00
00799 Billing of Shared Expenses	(1,311.48)	(1,682.08)	(370.60)	(2,808.58)	(3,364.16)	(555.58)	(20,185.00)
<b>TOTAL SECURITY EXPENSE</b>	<b>12,090.11</b>	<b>16,076.26</b>	<b>3,986.15</b>	<b>26,532.33</b>	<b>32,152.52</b>	<b>5,620.19</b>	<b>192,915.00</b>
<b>ADMINISTRATIVE EXPENSE</b>							
00802 Office Supplies	.00	25.00	25.00	.00	50.00	50.00	300.00
00803 Miscellaneous Expense	162.75	416.67	253.92	443.75	833.34	389.59	5,000.00
00804 Postage	12.64	25.00	12.36	31.75	50.00	18.25	300.00
00809 Legal Fees	.00	416.67	416.67	175.00	833.34	658.34	5,000.00
00810 Engineering Fees	.00	83.33	83.33	.00	166.66	166.66	1,000.00
00814 Management Fees	3,416.79	3,416.79	.00	6,833.58	6,833.58	.00	41,025.00
00815 Cable Consultant Fee	1,604.92	1,653.08	48.16	3,209.84	3,306.16	96.32	19,837.00
00820 Insurance Property/Casualty	4,210.00	625.00	(3,585.00)	4,210.00	1,250.00	(2,960.00)	7,500.00
00840 Taxes	.00	20.83	20.83	.00	41.66	41.66	250.00
00899 Contingency	.00	880.58	880.58	.00	1,761.16	1,761.16	10,567.00
00900 Reserve Contribution	8,000.00	8,000.00	.00	16,000.00	16,000.00	.00	96,000.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>17,407.10</b>	<b>15,562.95</b>	<b>(1,844.15)</b>	<b>30,903.92</b>	<b>31,125.90</b>	<b>221.98</b>	<b>186,779.00</b>
<b>TOTAL EXPENSES</b>	<b>114,231.29</b>	<b>118,323.06</b>	<b>4,091.77</b>	<b>229,555.83</b>	<b>236,646.12</b>	<b>7,090.29</b>	<b>1,419,900.00</b>
<b>NET INCOME/(LOSS)</b>	<b>2,022.86</b>	<b>(2,081.39)</b>	<b>4,104.25</b>	<b>2,945.62</b>	<b>(4,162.78)</b>	<b>7,108.40</b>	<b>(25,000.00)</b>

Strand Master Property Owners

Reserve Statement

As of 02/28/17

	BEGINNING	YTD	YTD	AVAILABLE	
	OF YEAR	ALLOCATION	DISBURSEMENTS	BALANCE	
RESERVES:					
340	Reserve For Future Maintenance	303,798.34	16,100.28	0.00	319,898.62
345	Reserve Capital Contributions	7,049.46	5,500.00	7,966.50	4,582.96
346	Reserve CDs - FCB	208,943.48	540.77	0.00	209,484.25
	Subtotal Reserves	519,791.28	22,141.05	7,966.50	533,965.83
	TOTAL RESERVES	519,791.28	22,141.05	7,966.50	533,965.83