

**Strand Master Property Owners
BALANCE SHEET
As of 10/31/18**

ASSETS

CURRENT ASSETS:			
106	Cash Operating-Fifth Third	\$	237,548.21
108	Special Assessment-Hurricane		696,442.68
109	Opr Cash MM & Res Cap Contrib		67,864.17
111	Cash Reserves-Iberia Bank		110,873.54
112	Executive National Bank MM		100,981.53
115	CD-FCB 9/19/17-11/19/19 - 2/1		109,965.74
116	CD-FCB 9/19/17-11/19/19 - 1/1		52,187.37
117	CD-FCB 9/19/17-11/19/19 - 0/1		52,187.37
118	CD-TIAA Bank 10/20/17 12 Month		101,661.95
119	CD-TIAA Bank 10/20/17 18 Month		152,701.28
120	Accounts Receivable		85,405.68
	Total Operating Assets		\$ 1,767,819.52
OTHER ASSETS:			
124	Security Deposits	\$	5,183.98
	Total Other Assets		\$ 5,183.98
	TOTAL ASSETS		\$ 1,773,003.50

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
210	Accounts Payable	\$	16,264.76
225	New Construction Deposit		7,000.00
240	Deferred Maintenance Fees		232,483.34
250	Equity Carried Forward		8,166.70
	Total Current Liabilities		\$ 263,914.80
RESERVE FUND			
340	Reserve For Future Maintenance	\$	211,855.07
345	Reserve Capital Contributions		46,634.50
346	Reserve CDs - FCB		214,340.48
347	Reserve CDs - Everbank		254,363.23
	OPERATING FUND		
350	Adjusted Equity		32,920.01
	Net Income (Loss)		748,975.41
	TOTAL FUND BAL & MEMBER EQUITY		\$ 1,509,088.70
	TOTAL LIABILITIES & EQUITY		\$ 1,773,003.50

**Strand Master Property Owners
Income/Expense Statement
Period: 10/01/18 to 10/31/18**

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)	1,162,416.66	1,162,416.70	(.04)	1,394,900.00
00417	Special Assessment-Hurricane	.00	.00	.00	1,040,810.00	.00	1,040,810.00	.00
00430	Carry Forward Previous Year	4,083.33	4,083.33	.00	40,833.30	40,833.30	.00	49,000.00
00454	Miscellaneous Income	.00	.00	.00	200.00	.00	200.00	.00
00455	Interest Income	6.86	.00	6.86	26.33	.00	26.33	.00
TOTAL REVENUE		120,331.85	120,325.00	6.85	2,244,286.29	1,203,250.00	1,041,036.29	1,443,900.00
EXPENSES								
MAINTENANCE & OPERATIONS								
00504	Primary Road Irrigation	335.65	833.33	497.68	9,426.65	8,333.30	(1,093.35)	10,000.00
00505	Public Road Irrigation	22.30	250.00	227.70	277.71	2,500.00	2,222.29	3,000.00
00508	Cable Television	64,978.34	64,939.25	(39.09)	639,512.38	649,392.50	9,880.12	779,271.00
00509	Christmas Decor	.00	1,083.33	1,083.33	6,000.00	10,833.30	4,833.30	13,000.00
00510	Signage	.00	41.67	41.67	477.00	416.70	(60.30)	500.00
00540	Primary Road Tree Trimming	.00	1,510.42	1,510.42	12,089.00	15,104.20	3,015.20	18,125.00
00541	Primary Rd Sidewalk Power Wash	.00	516.67	516.67	12,810.00	5,166.70	(7,643.30)	6,200.00
00542	Primary Road ROW Maintenance	13,695.07	14,467.75	772.68	137,053.20	144,677.50	7,624.30	173,613.00
00543	Public Up-lighting	75.93	250.00	174.07	2,256.11	2,500.00	243.89	3,000.00
00545	Public Road ROW Maintenance	2,498.36	2,783.92	285.56	28,443.32	27,839.20	(604.12)	33,407.00
00546	Public Road Tree Trimming	.00	436.67	436.67	2,508.00	4,366.70	1,858.70	5,240.00
00547	Public Rd Sidewalk Power Wash	.00	183.33	183.33	3,780.00	1,833.30	(1,946.70)	2,200.00
00551	Primary Road Street Lighting	2,487.47	2,750.00	262.53	25,095.80	27,500.00	2,404.20	33,000.00
00553	Primary Road Street Sweeping	.00	150.00	150.00	.00	1,500.00	1,500.00	1,800.00
00554	Public Road Street Lighting	84.37	166.67	82.30	899.79	1,666.70	766.91	2,000.00
00555	Landscape Replacement	.00	833.33	833.33	2,583.00	8,333.30	5,750.30	10,000.00
00556	Landscape (not shared)	.00	583.33	583.33	3,330.87	5,833.30	2,502.43	7,000.00
00558	Electric (Non Shared)	17.77	50.00	32.23	180.03	500.00	319.97	600.00
00559	Billing of Shared Expenses	(4,765.90)	(6,917.83)	(2,151.93)	(63,949.54)	(69,178.30)	(5,228.76)	(83,014.00)
TOTAL MAINT & OPER EXPENSE		79,429.36	84,911.84	5,482.48	822,773.32	849,118.40	26,345.08	1,018,942.00
ENVIRONMENTAL MANAGEMENT								
00606	Lakes & Water Management	2,800.00	3,467.33	667.33	29,500.00	34,673.30	5,173.30	41,608.00
00607	Irrigation Electric/Reporting	835.87	1,062.50	226.63	10,215.16	10,625.00	409.84	12,750.00
00618	Preserves Maintenance Incl I7	5,750.00	2,166.67	(3,583.33)	23,500.00	21,666.70	(1,833.30)	26,000.00
00619	Berm Maint - Eden, Trophy	.00	458.33	458.33	4,150.00	4,583.30	433.30	5,500.00
00669	Billing of Shared Expenses	(3,437.50)	(2,759.58)	677.92	(25,225.00)	(27,595.80)	(2,370.80)	(33,115.00)
TOTAL ENVIRONMENTAL EXPENSE		5,948.37	4,395.25	(1,553.12)	42,140.16	43,952.50	1,812.34	52,743.00
WALL & FENCE REPAIR								
00673	Wall Installation	429,727.50	.00	(429,727.50)	429,727.50	.00	(429,727.50)	.00
00675	I-75 & Eden Berm Clearing	.00	.00	.00	5,700.00	.00	(5,700.00)	.00
00678	All Other Contingency	4,000.00	.00	(4,000.00)	4,000.00	.00	(4,000.00)	.00
00679	Billing of Shared Expenses	(158,560.38)	.00	158,560.38	(158,560.38)	.00	158,560.38	.00
TOTAL WALL & FENCE REPAIR		275,167.12	.00	(275,167.12)	280,867.12	.00	(280,867.12)	.00

Strand Master Property Owners
Income/Expense Statement
Period: 10/01/18 to 10/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
HURRICANE CLEANUP EXPENSE							
00690 Primary Rd Hurricane Cleanup	.00	.00	.00	21,698.00	.00	(21,698.00)	.00
00691 Public Rd Hurricane Cleanup	.00	.00	.00	8,701.50	.00	(8,701.50)	.00
00693 Back Gate Hurricane Prep	.00	.00	.00	1,198.66	.00	(1,198.66)	.00
00694 Street Signs Hurricane Repair	.00	.00	.00	1,754.30	.00	(1,754.30)	.00
00695 Gate House Hurricane Repairs	.00	.00	.00	2,784.79	.00	(2,784.79)	.00
00696 Environmental Hurricane Exp	.00	.00	.00	4,680.00	.00	(4,680.00)	.00
00699 Billing of Shared Expenses	.00	.00	.00	(11,031.91)	.00	11,031.91	.00
TOTAL HURRICANE CLEANUP EXP	.00	.00	.00	29,785.34	.00	(29,785.34)	.00
SECURITY EXPENSE							
00702 Water/Sewer - Guardhouse	148.62	83.33	(65.29)	1,442.10	833.30	(608.80)	1,000.00
00705 Telephone - Guardhouse	242.75	229.17	(13.58)	2,375.59	2,291.70	(83.89)	2,750.00
00707 Custodial - Guardhouse	100.00	116.67	16.67	1,000.00	1,166.70	166.70	1,400.00
00710 Pest Control - Guardhouse	.00	41.67	41.67	243.00	416.70	173.70	500.00
00720 Security Contract	14,308.94	15,212.50	903.56	139,901.38	152,125.00	12,223.62	182,550.00
00740 Electricity - Guardhouse	155.45	187.50	32.05	1,454.68	1,875.00	420.32	2,250.00
00745 Guardhouse Supplies	.00	208.33	208.33	2,005.46	2,083.30	77.84	2,500.00
00746 Gate Access Software	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00750 Guardhouse Structural Repair	.00	166.67	166.67	869.00	1,666.70	797.70	2,000.00
00752 Non-Shared Gate Repairs	.00	208.33	208.33	4,010.18	2,083.30	(1,926.88)	2,500.00
00753 Gate Repairs	425.48	541.67	116.19	4,477.35	5,416.70	939.35	6,500.00
00775 Bar Code Decals	364.53	250.00	(114.53)	1,755.28	2,500.00	744.72	3,000.00
00799 Billing of Shared Expenses	(1,508.80)	(1,653.75)	(144.95)	(12,907.61)	(16,537.50)	(3,629.89)	(19,845.00)
TOTAL SECURITY EXPENSE	14,236.97	15,675.42	1,438.45	146,626.41	156,754.20	10,127.79	188,105.00
ADMINISTRATIVE EXPENSE							
00803 Miscellaneous Expense	235.81	500.00	264.19	8,714.96	5,000.00	(3,714.96)	6,000.00
00804 Postage	10.93	25.00	14.07	205.68	250.00	44.32	300.00
00809 Legal Fees	3,916.50	208.33	(3,708.17)	17,121.25	2,083.30	(15,037.95)	2,500.00
00810 Engineering Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00814 Management Fees	3,593.53	3,593.53	.00	35,412.91	35,412.91	.00	42,600.00
00815 Cable Consultant Fee	1,702.66	1,690.25	(12.41)	16,828.24	16,902.50	74.26	20,283.00
00820 Insurance Property/Casualty	.00	625.00	625.00	23,766.82	6,250.00	(17,516.82)	7,500.00
00825 Billing Shared Exp Insurance	.00	.00	.00	(4,367.33)	.00	4,367.33	.00
00840 Taxes	.00	20.83	20.83	436.00	208.30	(227.70)	250.00
00899 Contingency	.00	1,139.75	1,139.75	.00	11,397.50	11,397.50	13,677.00
00900 Reserve Contribution	7,500.00	7,500.00	.00	75,000.00	75,000.00	.00	90,000.00
TOTAL ADMINISTRATIVE EXPENSE	16,959.43	15,386.02	(1,573.41)	173,118.53	153,337.81	(19,780.72)	184,110.00
TOTAL EXPENSES	391,741.25	120,368.53	(271,372.72)	1,495,310.88	1,203,162.91	(292,147.97)	1,443,900.00
NET INCOME/(LOSS)	(271,409.40)	(43.53)	(271,365.87)	748,975.41	87.09	748,888.32	.00

Strand Master Property Owners
Reserve Statement
As of 10/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
340 Reserve For Future Maintenance	136,816.34	76,194.73	1,156.00	211,855.07
345 Reserve Capital Contributions	19,134.50	27,500.00	0.00	46,634.50
346 Reserve CDs - FCB	211,592.99	2,747.49	0.00	214,340.48
347 Reserve CDs - Everbank	250,608.26	3,754.97	0.00	254,363.23
Subtotal Reserves	618,152.09	110,197.19	1,156.00	727,193.28
TOTAL RESERVES	618,152.09	110,197.19	1,156.00	727,193.28