

Strand Master Property Owners
BALANCE SHEET
As of 09/30/18

ASSETS

CURRENT ASSETS:	
106	Cash Operating-Fifth Third \$ 211,779.13
108	Special Assessment-Hurricane 573,270.00
109	Opr Cash MM & Res Cap Contrib 65,357.31
111	Cash Reserves-Iberia Bank 103,302.36
112	Executive National Bank MM 100,831.67
115	CD-FCB 9/19/17-11/19/19 - 2/1 109,681.44
116	CD-FCB 9/19/17-11/19/19 - 1/1 52,052.45
117	CD-FCB 9/19/17-11/19/19 - 0/1 52,052.45
118	CD-TIAA Bank 10/20/17 12 Month 101,375.23
119	CD-TIAA Bank 10/20/17 18 Month 152,234.99
120	Accounts Receivable 489,544.69
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	Total Operating Assets \$ 2,011,481.72
 OTHER ASSETS:	
124	Security Deposits \$ 5,183.98
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	Total Other Assets \$ 5,183.98
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	TOTAL ASSETS \$ 2,016,665.70

LIABILITIES & EQUITY

CURRENT LIABILITIES:	
210	Accounts Payable \$ 35,070.76
225	New Construction Deposit 7,000.00
245	Prepaid Maintenance Fees 193,375.00
250	Equity Carried Forward 12,250.03
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	Total Current Liabilities \$ 247,695.79
 RESERVE FUND	
340	Reserve For Future Maintenance \$ 204,134.03
345	Reserve Capital Contributions 44,134.50
346	Reserve CDs - FCB 213,786.34
347	Reserve CDs - Everbank 253,610.22
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 OPERATING FUND	
350	Adjusted Equity 32,920.01
	Net Income (Loss) 1,020,384.81
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	TOTAL FUND BAL & MEMBER EQUITY \$ 1,768,969.91
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	TOTAL LIABILITIES & EQUITY \$ 2,016,665.70

Strand Master Property Owners
Income/Expense Statement
Period: 09/01/18 to 09/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Maintenance Income	116,241.72	116,241.67	.05	1,046,175.00	1,046,175.03	(.03)	1,394,900.00
00417	Special Assessment-Hurricane	1,040,810.00	.00	1,040,810.00	1,040,810.00	.00	1,040,810.00	.00
00430	Carry Forward Previous Year	4,083.33	4,083.33	.00	36,749.97	36,749.97	.00	49,000.00
00454	Miscellaneous Income	.00	.00	.00	200.00	.00	200.00	.00
00455	Interest Income	.35	.00	.35	19.47	.00	19.47	.00
TOTAL REVENUE		1,161,135.40	120,325.00	1,040,810.40	2,123,954.44	1,082,925.00	1,041,029.44	1,443,900.00
EXPENSES								
MAINTENANCE & OPERATIONS								
00504	Primary Road Irrigation	196.00	833.33	637.33	9,091.00	7,499.97	(1,591.03)	10,000.00
00505	Public Road Irrigation	.00	250.00	250.00	255.41	2,250.00	1,994.59	3,000.00
00508	Cable Television	64,978.34	64,939.25	(39.09)	574,534.04	584,453.25	9,919.21	779,271.00
00509	Christmas Decor	.00	1,083.33	1,083.33	6,000.00	9,749.97	3,749.97	13,000.00
00510	Signage	.00	41.67	41.67	477.00	375.03	(101.97)	500.00
00540	Primary Road Tree Trimming	12,089.00	1,510.42	(10,578.58)	12,089.00	13,593.78	1,504.78	18,125.00
00541	Primary Rd Sidewalk Power Wash	7,350.00	516.67	(6,833.33)	12,810.00	4,650.03	(8,159.97)	6,200.00
00542	Primary Road ROW Maintenance	13,945.07	14,467.75	522.68	123,358.13	130,209.75	6,851.62	173,613.00
00543	Public Up-lighting	73.91	250.00	176.09	2,180.18	2,250.00	69.82	3,000.00
00545	Public Road ROW Maintenance	2,418.36	2,783.92	365.56	25,944.96	25,055.28	(889.68)	33,407.00
00546	Public Road Tree Trimming	2,508.00	436.67	(2,071.33)	2,508.00	3,930.03	1,422.03	5,240.00
00547	Public Rd Sidewalk Power Wash	1,890.00	183.33	(1,706.67)	3,780.00	1,649.97	(2,130.03)	2,200.00
00551	Primary Road Street Lighting	2,364.24	2,750.00	385.76	22,608.33	24,750.00	2,141.67	33,000.00
00553	Primary Road Street Sweeping	.00	150.00	150.00	.00	1,350.00	1,350.00	1,800.00
00554	Public Road Street Lighting	74.91	166.67	91.76	815.42	1,500.03	684.61	2,000.00
00555	Landscape Replacement	.00	833.33	833.33	2,583.00	7,499.97	4,916.97	10,000.00
00556	Landscape (not shared)	.00	583.33	583.33	3,330.87	5,249.97	1,919.10	7,000.00
00558	Electric (Non Shared)	17.32	50.00	32.68	162.26	450.00	287.74	600.00
00559	Billing of Shared Expenses	(11,019.71)	(6,917.83)	4,101.88	(59,183.64)	(62,260.47)	(3,076.83)	(83,014.00)
TOTAL MAINT & OPER EXPENSE		96,885.44	84,911.84	(11,973.60)	743,343.96	764,206.56	20,862.60	1,018,942.00
ENVIRONMENTAL MANAGEMENT								
00606	Lakes & Water Management	2,800.00	3,467.33	667.33	26,700.00	31,205.97	4,505.97	41,608.00
00607	Irrigation Electric/Reporting	773.17	1,062.50	289.33	9,379.29	9,562.50	183.21	12,750.00
00618	Preserves Maintenance Incl I7	5,750.00	2,166.67	(3,583.33)	17,750.00	19,500.03	1,750.03	26,000.00
00619	Berm Maint - Eden, Trophy	(5,700.00)	458.33	6,158.33	4,150.00	4,124.97	(25.03)	5,500.00
00669	Billing of Shared Expenses	(1,727.50)	(2,759.58)	(1,032.08)	(21,787.50)	(24,836.22)	(3,048.72)	(33,115.00)
TOTAL ENVIRONMENTAL EXPENSE		1,895.67	4,395.25	2,499.58	36,191.79	39,557.25	3,365.46	52,743.00
WALL & FENCE REPAIR								
00675	I-75 & Eden Berm Clearing	5,700.00	.00	(5,700.00)	5,700.00	.00	(5,700.00)	.00
TOTAL WALL & FENCE REPAIR		5,700.00	.00	(5,700.00)	5,700.00	.00	(5,700.00)	.00

Strand Master Property Owners
Income/Expense Statement
Period: 09/01/18 to 09/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
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	62.79	83.33	20.54	1,293.48	749.97	(543.51)	1,000.00
00705	Telephone - Guardhouse	241.92	229.17	(12.75)	2,132.84	2,062.53	(70.31)	2,750.00
00707	Custodial - Guardhouse	100.00	116.67	16.67	900.00	1,050.03	150.03	1,400.00
00710	Pest Control - Guardhouse	.00	41.67	41.67	243.00	375.03	132.03	500.00
00720	Security Contract	14,002.64	15,212.50	1,209.86	125,592.44	136,912.50	11,320.06	182,550.00
00740	Electricity - Guardhouse	157.45	187.50	30.05	1,299.23	1,687.50	388.27	2,250.00
00745	Guardhouse Supplies	98.22	208.33	110.11	2,005.46	1,874.97	(130.49)	2,500.00
00746	Gate Access Software	.00	83.33	83.33	.00	749.97	749.97	1,000.00
00750	Guardhouse Structural Repair	.00	166.67	166.67	869.00	1,500.03	631.03	2,000.00
00752	Non-Shared Gate Repairs	1,101.86	208.33	(893.53)	4,010.18	1,874.97	(2,135.21)	2,500.00
00753	Gate Repairs	425.48	541.67	116.19	4,051.87	4,875.03	823.16	6,500.00
00775	Bar Code Decals	365.10	250.00	(115.10)	1,390.75	2,250.00	859.25	3,000.00
00799	Billing of Shared Expenses	(1,479.56)	(1,653.75)	(174.19)	(11,398.81)	(14,883.75)	(3,484.94)	(19,845.00)
TOTAL SECURITY EXPENSE		15,075.90	15,675.42	599.52	132,389.44	141,078.78	8,689.34	188,105.00
ADMINISTRATIVE EXPENSE								
00803	Miscellaneous Expense	1,675.51	500.00	(1,175.51)	8,479.15	4,500.00	(3,979.15)	6,000.00
00804	Postage	41.00	25.00	(16.00)	194.75	225.00	30.25	300.00
00809	Legal Fees	3,200.00	208.33	(2,991.67)	13,204.75	1,874.97	(11,329.78)	2,500.00
00810	Engineering Fees	.00	83.33	83.33	.00	749.97	749.97	1,000.00
00814	Management Fees	3,593.53	3,593.53	.00	31,819.38	31,819.38	.00	42,600.00
00815	Cable Consultant Fee	1,702.66	1,690.25	(12.41)	15,125.58	15,212.25	86.67	20,283.00
00820	Insurance Property/Casualty	.00	625.00	625.00	23,766.82	5,625.00	(18,141.82)	7,500.00
00825	Billing Shared Exp Insurance	.00	.00	.00	(4,357.33)	.00	4,357.33	.00
00840	Taxes	.00	20.83	20.83	436.00	187.47	(248.53)	250.00
00899	Contingency	.00	1,139.75	1,139.75	.00	10,257.75	10,257.75	13,677.00
00900	Reserve Contribution	7,500.00	7,500.00	.00	67,500.00	67,500.00	.00	90,000.00
TOTAL ADMINISTRATIVE EXPENSE		17,712.70	15,386.02	(2,326.68)	156,159.10	137,951.79	(18,207.31)	184,110.00
TOTAL EXPENSES		137,269.71	120,368.53	(16,901.18)	1,103,569.63	1,082,794.38	(20,775.25)	1,443,900.00
NET INCOME/(LOSS)		1,023,865.69	(43.53)	1,023,909.22	1,020,384.81	130.62	1,020,254.19	.00

Strand Master Property Owners
Reserve Statement
As of 09/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
340 Reserve For Future Maintenance	136,816.34	68,473.69	1,156.00	204,134.03
345 Reserve Capital Contributions	19,134.50	25,000.00	0.00	44,134.50
346 Reserve CDs - FCB	211,592.99	2,193.35	0.00	213,786.34
347 Reserve CDs - Everbank	250,608.26	3,001.96	0.00	253,610.22
Subtotal Reserves	618,152.09	98,669.00	1,156.00	715,665.09
TOTAL RESERVES	618,152.09	98,669.00	1,156.00	715,665.09