

Strand Master Property Owners
BALANCE SHEET
As of 12/31/18

ASSETS

CURRENT ASSETS:

106	Cash Operating-Fifth Third	\$ 116,647.97
108	Special Assessment-Hurricane	680,718.68
109	Opr Cash MM & Res Cap Contrib	70,379.02
111	Cash Reserves-Iberia Bank	121,793.09
112	Executive National Bank MM	101,277.08
114	FCB MM Account-Reserves	215,003.11
118	CD-TIAA Bank 10/20/17 12 Month	102,087.55
119	CD-TIAA Bank 10/20/17 18 Month	153,169.00
120	Accounts Receivable	13,164.78

Total Operating Assets	\$	1,574,240.28
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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	\$	1,579,424.26
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

210	Accounts Payable	\$ 26,101.86
212	Accrued Expense	303.00
225	New Construction Deposit	7,000.00
245	Prepaid Maintenance Fees	10,208.00

Total Current Liabilities	\$	43,612.86
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RESERVE FUND

340	Reserve For Future Maintenance	\$ 223,070.17
344	Reserve MM - FCB	215,003.11
345	Reserve Capital Contributions	49,134.50
347	Reserve CDs - Everbank	255,256.55

OPERATING FUND

350	Adjusted Equity	32,920.01
	Net Income (Loss)	760,427.06

TOTAL FUND BAL & MEMBER EQUITY	\$	1,535,811.40
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TOTAL LIABILITIES & EQUITY	\$	1,579,424.26
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Strand Master Property Owners
Income/Expense Statement
 Period: 12/01/18 to 12/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
00411 Maintenance Income	116,241.68	116,241.63	.05	1,394,900.00	1,394,900.00	.00	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	4,083.37	4,083.37	.00	49,000.00	49,000.00	.00	49,000.00
00454 Miscellaneous Income	200.00	.00	200.00	400.00	.00	400.00	.00
00455 Interest Income	7.60	.00	7.60	41.18	.00	41.18	.00
TOTAL REVENUE	120,532.65	120,325.00	207.65	2,485,151.18	1,443,900.00	1,041,251.18	1,443,900.00
EXPENSES							
MAINTENANCE & OPERATIONS							
00504 Primary Road Irrigation	347.00	833.37	486.37	9,773.65	10,000.00	226.35	10,000.00
00505 Public Road Irrigation	593.45	250.00	(343.45)	894.39	3,000.00	2,105.61	3,000.00
00508 Cable Television	64,970.38	64,939.25	(31.13)	769,453.14	779,271.00	9,817.86	779,271.00
00509 Christmas Decor	.00	1,083.37	1,083.37	12,000.00	13,000.00	1,000.00	13,000.00
00510 Signage	.00	41.63	41.63	477.00	500.00	23.00	500.00
00540 Primary Road Tree Trimming	1,225.00	1,510.38	285.38	13,314.00	18,125.00	4,811.00	18,125.00
00541 Primary Rd Sidewalk Power Was	.00	516.63	516.63	12,810.00	6,200.00	(6,610.00)	6,200.00
00542 Primary Road ROW Maintenance	13,945.07	14,467.75	522.68	164,693.34	173,613.00	8,919.66	173,613.00
00543 Public Up-lighting	75.93	250.00	174.07	2,407.97	3,000.00	592.03	3,000.00
00545 Public Road ROW Maintenance	2,418.36	2,783.88	365.52	33,280.04	33,407.00	126.96	33,407.00
00546 Public Road Tree Trimming	.00	436.63	436.63	2,508.00	5,240.00	2,732.00	5,240.00
00547 Public Rd Sidewalk Power Wash	.00	183.37	183.37	3,780.00	2,200.00	(1,580.00)	2,200.00
00551 Primary Road Street Lighting	2,487.47	2,750.00	262.53	30,070.74	33,000.00	2,929.26	33,000.00
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	90.08	166.63	76.55	1,078.97	2,000.00	921.03	2,000.00
00555 Landscape Replacement	.00	833.37	833.37	2,583.00	10,000.00	7,417.00	10,000.00
00556 Landscape (not shared)	.00	583.37	583.37	3,330.87	7,000.00	3,669.13	7,000.00
00558 Electric (Non Shared)	18.04	50.00	31.96	216.20	600.00	383.80	600.00
00559 Billing of Shared Expenses	(4,972.31)	(6,917.87)	(1,945.56)	(76,879.22)	(83,014.00)	(6,134.78)	(83,014.00)
TOTAL MAINT & OPER EXPENSE	81,198.47	84,911.76	3,713.29	985,792.09	1,018,942.00	33,149.91	1,018,942.00
ENVIRONMENTAL MANAGEMENT							
00606 Lakes & Water Management	2,800.00	3,467.37	667.37	35,100.00	41,608.00	6,508.00	41,608.00
00607 Irrigation Electric/Reporting	834.75	1,062.50	227.75	11,631.41	12,750.00	1,118.59	12,750.00
00618 Preserves Maintenance Incl I7	.00	2,166.63	2,166.63	23,500.00	26,000.00	2,500.00	26,000.00
00619 Berm Maint - Eden, Trophy	5,075.00	458.37	(4,616.63)	9,225.00	5,500.00	(3,725.00)	5,500.00
00669 Billing of Shared Expenses	(3,062.50)	(2,759.62)	302.88	(29,827.50)	(33,115.00)	(3,287.50)	(33,115.00)
TOTAL ENVIRONMENTAL EXPENSE	5,647.25	4,395.25	(1,252.00)	49,628.91	52,743.00	3,114.09	52,743.00
WALL & FENCE REPAIR							
00673 Wall Installation	.00	.00	.00	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	.00	.00	.00	4,000.00	.00	(4,000.00)	.00
00679 Billing of Shared Expenses	.00	.00	.00	(158,560.38)	.00	158,560.38	.00
TOTAL WALL & FENCE REPAIR	.00	.00	.00	280,867.12	.00	(280,867.12)	.00

Strand Master Property Owners
Income/Expense Statement
 Period: 12/01/18 to 12/31/18

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	96.10	83.37	(12.73)	1,538.20	1,000.00	(538.20)	1,000.00
00705 Telephone - Guardhouse	245.01	229.13	(15.88)	2,864.33	2,750.00	(114.33)	2,750.00
00707 Custodial - Guardhouse	100.00	116.63	16.63	1,200.00	1,400.00	200.00	1,400.00
00710 Pest Control - Guardhouse	.00	41.63	41.63	324.00	500.00	176.00	500.00
00720 Security Contract	13,829.16	15,212.50	1,383.34	167,787.20	182,550.00	14,762.80	182,550.00
00740 Electricity - Guardhouse	124.34	187.50	63.16	1,731.49	2,250.00	518.51	2,250.00
00745 Guardhouse Supplies	98.22	208.37	110.15	2,161.07	2,500.00	338.93	2,500.00
00746 Gate Access Software	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
00750 Guardhouse Structural Repair	.00	166.63	166.63	1,068.89	2,000.00	931.11	2,000.00
00752 Non-Shared Gate Repairs	565.00	208.37	(356.63)	4,575.18	2,500.00	(2,075.18)	2,500.00
00753 Gate Repairs	640.48	541.63	(98.85)	5,543.31	6,500.00	956.69	6,500.00
00775 Bar Code Decals	710.20	250.00	(460.20)	2,465.48	3,000.00	534.52	3,000.00
00799 Billing of Shared Expenses	(1,483.98)	(1,653.75)	(169.77)	(15,893.92)	(19,845.00)	(3,951.08)	(19,845.00)
TOTAL SECURITY EXPENSE	14,924.53	15,675.38	750.85	175,365.23	188,105.00	12,739.77	188,105.00
ADMINISTRATIVE EXPENSE							
00803 Miscellaneous Expense	1,562.44	500.00	(1,062.44)	9,918.43	6,000.00	(3,918.43)	6,000.00
00804 Postage	25.99	25.00	(.99)	241.40	300.00	58.60	300.00
00809 Legal Fees	886.25	208.37	(677.88)	21,002.25	2,500.00	(18,502.25)	2,500.00
00810 Engineering Fees	1,003.00	83.37	(919.63)	1,503.00	1,000.00	(503.00)	1,000.00
00814 Management Fees	3,593.53	3,593.56	.03	42,599.97	42,600.00	.03	42,600.00
00815 Cable Consultant Fee	1,702.66	1,690.25	(12.41)	20,233.56	20,283.00	49.44	20,283.00
00820 Insurance Property/Casualty	(3,073.00)	625.00	3,698.00	20,693.82	7,500.00	(13,193.82)	7,500.00
00825 Billing Shared Exp Insurance	1,024.33	.00	(1,024.33)	(3,343.00)	.00	3,343.00	.00
00840 Taxes	.00	20.87	20.87	436.00	250.00	(186.00)	250.00
00899 Contingency	.00	1,139.75	1,139.75	.00	13,677.00	13,677.00	13,677.00
00900 Reserve Contribution	7,500.00	7,500.00	.00	90,000.00	90,000.00	.00	90,000.00
TOTAL ADMINISTRATIVE EXPENSE	14,225.20	15,386.17	1,160.97	203,285.43	184,110.00	(19,175.43)	184,110.00
TOTAL EXPENSES	115,995.45	120,368.56	4,373.11	1,724,724.12	1,443,900.00	(280,824.12)	1,443,900.00
NET INCOME/(LOSS)	4,537.20	(43.56)	4,580.76	760,427.06	.00	760,427.06	.00

Strand Master Property Owners
Reserve Statement
As of 12/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE	
RESERVES:					
340	Reserve For Future Maintenance	136,816.34	91,656.83	5,403.00	223,070.17
344	Reserve MM - FCB	0.00	215,003.11	0.00	215,003.11
345	Reserve Capital Contributions	19,134.50	30,000.00	0.00	49,134.50
346	Reserve CDs - FCB	211,592.99	3,029.67	214,622.66	0.00
347	Reserve CDs - Everbank	250,608.26	4,648.29	0.00	255,256.55
	Subtotal Reserves	618,152.09	344,337.90	220,025.66	742,464.33
	TOTAL RESERVES	618,152.09	344,337.90	220,025.66	742,464.33