

THE STRAND MASTER POA

Balance Sheet
 As of 10/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CURRENT ASSETS:					
103	AAB RES 8275		199,048.81		199,048.81
104	AAB OP 0811	215,431.00			215,431.00
105	Fifth Third S/A Hurricane 2270	239,885.46			239,885.46
106	Fifth Third Op 6934	44,102.62			44,102.62
108	Fifth Third Spc Asmt - 6942	46,524.78			46,524.78
109	Fifth Third Cap Contrib 1972		71,956.66		71,956.66
118	TIAA RES CD 11/10/19		102,316.70		102,316.70
119	TIAA RES CD 11/10/20 2.66% 347		153,622.75		153,622.75
120	Accounts Receivable	75,816.95			75,816.95
140	VNB Escrow Re-Paving 3140		329,695.92		329,695.92
	Total Operating Assets	621,760.81	856,640.84	.00	1,478,401.65
OTHER ASSETS:					
124	Security Deposits	5,183.98			5,183.98
130	Prepaid Insurance	5,361.98			5,361.98
132	Prepaid Expenses	67,695.30			67,695.30
	Total Other Assets	78,241.26	.00	.00	78,241.26
	TOTAL ASSETS	700,002.07	856,640.84	.00	1,556,642.91
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
210	Accounts Payable	82,635.03			82,635.03
211	AP Reserve		2,025.00		2,025.00
212	Accrued Expense	500.00			500.00
240	Deferred Maintenance Fees	251,797.33			251,797.33
250	Equity Carried Forward	15,433.30			15,433.30
	Total Current Liabilities	350,365.66	2,025.00	.00	352,390.66
RESERVE FUND					
340	Reserve For Future Maintenance		3,320.37		3,320.37
341	Reserves Pooled		809,494.31		809,494.31
345	Reserve Capital Contributions		41,801.16		41,801.16

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 As of 10/31/19

Account	Description	Operating	Reserves	Other	Totals
OPERATING FUND					
350	Adjusted Equity	700,747.07			700,747.07
	Net Income (Loss)	(351,110.66)	.00	.00	(351,110.66)
	TOTAL FUND BAL & MEMBER EQUITY	349,636.41	854,615.84	.00	1,204,252.25
	TOTAL LIABILITIES & EQUITY	700,002.07	856,640.84	.00	1,556,642.91
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THE STRAND MASTER POA
Income/Expense Statement
Period: 10/01/19 to 10/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00411	Maintenance Income	228,898.67	123,448.67	105,450.00	1,234,486.67	1,234,486.70	(.03)	1,481,384.00
00417	Special Assessment-Hurricane	.00	.00	.00	305,729.00	.00	305,729.00	.00
00418	Reserve Income	(103,000.00)	2,450.00	(105,450.00)	24,500.00	24,500.00	.00	29,400.00
00430	Carry Forward Previous Year	7,716.67	7,716.67	.00	77,166.70	77,166.70	.00	92,600.00
00435	Late Fee Income	3,109.50	.00	3,109.50	14,967.19	.00	14,967.19	.00
00454	Miscellaneous Income	3,333.33	3,333.33	.00	33,333.34	33,333.30	.04	40,000.00
00455	Interest Income Op	33.06	.00	33.06	343.42	.00	343.42	.00
00456	Interest Income Reserves	552.37	.00	552.37	4,796.09	.00	4,796.09	.00
	TOTAL REVENUE	140,643.60	136,948.67	3,694.93	1,695,322.41	1,369,486.70	325,835.71	1,643,384.00
EXPENSES								
MAINTENANCE & OPERATIONS								
00504	Primary Road Irrigation	615.00	1,250.00	635.00	15,619.33	12,500.00	(3,119.33)	15,000.00
00505	Public Road Irrigation	1,333.04	250.00	(1,083.04)	5,966.06	2,500.00	(3,466.06)	3,000.00
00508	Cable Television	67,144.09	66,916.67	(227.42)	671,245.95	669,166.70	(2,079.25)	803,000.00
00509	Christmas Decor	6,000.00	1,000.00	(5,000.00)	12,300.00	10,000.00	(2,300.00)	12,000.00
00510	Signage	.00	208.33	208.33	1,840.07	2,083.30	243.23	2,500.00
00540	Primary Road Tree Trimming	.00	1,033.33	1,033.33	.00	10,333.30	10,333.30	12,400.00
00541	Primary Rd Sidewalk Power Was	.00	458.33	458.33	.00	4,583.30	4,583.30	5,500.00
00542	Primary Road ROW Maintenance	13,445.07	13,775.00	329.93	136,200.70	137,750.00	1,549.30	165,300.00
00543	Public Up-lighting	77.81	166.67	88.86	2,960.36	1,666.70	(1,293.66)	2,000.00
00544	Strand Blvd Re-Paving	143,630.72	11,716.67	(131,914.05)	143,630.72	117,166.70	(26,464.02)	140,600.00
00545	Public Road ROW Maintenance	2,498.36	2,808.33	309.97	24,503.60	28,083.30	3,579.70	33,700.00
00546	Public Road Tree Trimming	.00	241.67	241.67	.00	2,416.70	2,416.70	2,900.00
00547	Public Rd Sidewalk Power Wash	.00	158.33	158.33	.00	1,583.30	1,583.30	1,900.00
00551	Primary Road Street Lighting	2,538.39	2,608.33	69.94	28,051.40	26,083.30	(1,968.10)	31,300.00
00554	Public Road Street Lighting	79.63	83.33	3.70	887.23	833.30	(53.93)	1,000.00
00555	Landscape Replacement	.00	4,166.67	4,166.67	6,705.00	41,666.70	34,961.70	50,000.00
00556	Landscape (not shared)	.00	241.67	241.67	.00	2,416.70	2,416.70	2,900.00
00557	Fountain Maint Non-Shared	.00	.00	.00	1,222.20	.00	(1,222.20)	.00
00558	Electric (Non Shared)	30.20	25.00	(5.20)	1,300.31	250.00	(1,050.31)	300.00
00559	Billing of Shared Expenses	(6,413.48)	(7,377.50)	(964.02)	(55,492.05)	(73,775.00)	(18,282.95)	(88,530.00)
	TOTAL MAINT & OPER EXPENSE	230,978.83	99,730.83	(131,248.00)	996,940.88	997,308.30	367.42	1,196,770.00
ENVIRONMENTAL MANAGEMENT								
00606	Lakes & Water Management	2,800.00	3,000.00	200.00	28,000.00	30,000.00	2,000.00	36,000.00

THE STRAND MASTER POA

Income/Expense Statement
 Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
00607	Irrigation Electric/Reporting	5,084.52	900.00	(4,184.52)	13,266.52	9,000.00	(4,266.52)	10,800.00
00618	Preserves Maintenance Incl 17	.00	2,233.33	2,233.33	11,850.00	22,333.30	10,483.30	26,800.00
00619	Berm Maint - Eden, Trophy	.00	1,250.00	1,250.00	.00	12,500.00	12,500.00	15,000.00
00620	Lakes/Water Quality Improvemn	1,793.50	3,225.00	1,431.50	21,287.00	32,250.00	10,963.00	38,700.00
00669	Billing of Shared Expenses	(1,540.00)	(2,762.00)	(1,222.00)	(19,310.50)	(27,620.00)	(8,309.50)	(33,144.00)
	TOTAL ENVIRONMENTAL EXPENSE	8,138.02	7,846.33	(291.69)	55,093.02	78,463.30	23,370.28	94,156.00
SECURITY EXPENSE								
00702	Water/Sewer - Guardhouse	160.64	66.67	(93.97)	1,223.49	666.70	(556.79)	800.00
00705	Telephone - Guardhouse	259.54	233.33	(26.21)	2,507.28	2,333.30	(173.98)	2,800.00
00707	Custodial - Guardhouse	100.00	100.00	.00	980.58	1,000.00	19.42	1,200.00
00710	Pest Control - Guardhouse	.00	29.17	29.17	249.00	291.70	42.70	350.00
00720	Security Contract	14,357.27	13,916.67	(440.60)	142,552.44	139,166.70	(3,385.74)	167,000.00
00740	Electricity - Guardhouse	155.54	150.00	(5.54)	1,662.85	1,500.00	(162.85)	1,800.00
00745	Guardhouse Supplies	.00	208.33	208.33	509.57	2,083.30	1,573.73	2,500.00
00750	Guardhouse Repair/Maint	.00	316.67	316.67	1,067.83	3,166.70	2,098.87	3,800.00
00752	Non-Shared Gate Repairs	398.22	833.33	435.11	2,331.54	8,333.30	6,001.76	10,000.00
00753	Gate Repairs	425.48	500.00	74.52	5,508.17	5,000.00	(508.17)	6,000.00
00775	Bar Code Decals	.00	208.33	208.33	2,131.86	2,083.30	(48.56)	2,500.00
00799	Billing of Shared Expenses	(1,524.56)	(1,530.00)	(5.44)	(15,404.96)	(15,300.00)	104.96	(18,360.00)
	TOTAL SECURITY EXPENSE	14,332.13	15,032.50	700.37	145,319.65	150,325.00	5,005.35	180,390.00
ADMINISTRATIVE EXPENSE								
00802	Office Supplies	.00	.00	.00	2,541.73	.00	(2,541.73)	.00
00803	Miscellaneous Expense	341.70	433.33	91.63	3,308.04	4,333.30	1,025.26	5,200.00
00804	Postage	.00	25.00	25.00	424.92	250.00	(174.92)	300.00
00808	Accounting	.00	.00	.00	250.00	.00	(250.00)	.00
00809	Legal Fees	.00	2,083.33	2,083.33	8,139.40	20,833.30	12,693.90	25,000.00
00810	Engineering Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00814	Management Fees	3,333.34	5,000.00	1,666.66	33,920.71	50,000.00	16,079.29	60,000.00
00815	Cable Consultant Fee	1,753.74	1,741.67	(12.07)	17,333.08	17,416.70	83.62	20,900.00
00822	Insurance Gen Liability/Crime	123.58	550.00	426.42	1,050.46	5,500.00	4,449.54	6,600.00
00823	Insurance Wall, Fence, Equip	1,408.41	1,041.67	(366.74)	11,971.49	10,416.70	(1,554.79)	12,500.00
00824	Insurance Directors & Officer	.00	383.33	383.33	.00	3,833.30	3,833.30	4,600.00
00825	Billing Shared Exp Insurance	.00	(325.00)	(325.00)	.00	(3,250.00)	(3,250.00)	(3,900.00)
00840	Taxes	.00	20.83	20.83	.00	208.30	208.30	250.00
00899	Contingency	.00	851.50	851.50	.00	8,515.00	8,515.00	10,218.00
00900	Reserve Contribution	2,450.00	2,450.00	.00	24,500.00	24,500.00	.00	29,400.00
00901	Reserve-Strand Blvd Re-Paving	(105,450.00)	.00	105,450.00	.00	.00	.00	.00

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Income/Expense Statement
 Period: 10/01/19 to 10/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00905	Unallocated Reserve Interest	552.37	.00	(552.37)	4,796.09	.00	(4,796.09)	.00
	TOTAL ADMINISTRATIVE EXPENSES	(95,486.86)	14,338.99	109,825.85	108,235.92	143,389.90	35,153.98	172,068.00
HURRICANE IRMA WALL/FENCE REPAIR								
00673	Wall Installation	365,244.50	.00	(365,244.50)	365,244.50	.00	(365,244.50)	.00
00674	Chain Link Fence Repairs	.00	.00	.00	15,605.20	.00	(15,605.20)	.00
00675	I-75 & Eden Berm Clearing	.00	.00	.00	322,898.90	.00	(322,898.90)	.00
00676	Tree & Vegetation Replacement	.00	.00	.00	25,000.00	.00	(25,000.00)	.00
00678	All Other Contingency	.00	.00	.00	12,095.00	.00	(12,095.00)	.00
	TOTAL HURRICANE WALL/FENCE	365,244.50	.00	(365,244.50)	740,843.60	.00	(740,843.60)	.00
	TOTAL EXPENSES	523,206.62	136,948.65	(386,257.97)	2,046,433.07	1,369,486.50	(676,946.57)	1,643,384.00
	NET INCOME/(LOSS)	(382,563.02)	.02	(382,563.04)	(351,110.66)	.20	(351,110.86)	.00
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