

Strand Master POA
Balance Sheet
Period 10/31/2022

October 2022	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
00104 AAB OP 0811	271,587.94		271,587.94
00108 Fifth Third Spc Asmt - 6942	33,379.23		33,379.23
00109 Fifth Third Cap Contrib 1972	224,514.16		224,514.16
00103 AAB RES 8275		163,653.84	163,653.84
00111 First Horizon Bank Res 7595		155,207.69	155,207.69
00141 VNB RES 6871		161,455.18	161,455.18
00120 Accounts Receivable	85,118.00		85,118.00
00124 Security Deposits	5,183.98		5,183.98
00128 Due From Reserves	6,500.00	(6,500.00)	
00130 Prepaid Insurance	7,065.66		7,065.66
<i>Total Current Assets</i>	<u>633,348.97</u>	<u>473,816.71</u>	<u>1,107,165.68</u>
TOTAL ASSETS	<u>633,348.97</u>	<u>473,816.71</u>	<u>1,107,165.68</u>
<i>Liabilities & Equity</i>			
<i>Current Liabilities</i>			
00210 Accounts Payable	(44,484.10)	9,250.00	(35,234.10)
00212 Accrued Expense	142,940.24		142,940.24
00240 Deferred Maintenance Fees	248,214.68		248,214.68
00245 Prepaid Maintenance Fees	11,702.44		11,702.44
<i>Total Current Liabilities</i>	<u>358,373.26</u>	<u>9,250.00</u>	<u>367,623.26</u>
<i>Liability</i>			
00341 Deferred Reserves Pooled		486,296.53	486,296.53
<i>Total Liability</i>		<u>486,296.53</u>	<u>486,296.53</u>
<i>Equity</i>			
00345 Capital Contributions	77,634.50		77,634.50
00350 Fund Balance	199,045.79		199,045.79
00352 Equity Carried Forward	(87,170.00)		(87,170.00)
Current Year Net Income/(Loss)	85,465.42	(21,729.82)	63,735.60
<i>Total Equity</i>	<u>274,975.71</u>	<u>(21,729.82)</u>	<u>253,245.89</u>
TOTAL LIABILITIES & EQUITY	<u>633,348.97</u>	<u>473,816.71</u>	<u>1,107,165.68</u>

Strand Master POA Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00411 Maintenance Income	112,982.33	112,982.00	0.33	1,129,823.32	1,129,820.00	3.32	1,355,788.00
00418 Reserve Assessment	18,250.00	18,250.00	0.00	73,000.00	73,000.00	0.00	73,000.00
00425 Special Project Income	11,125.00	11,125.00	0.00	111,250.00	111,250.00	0.00	133,500.00
00427 Mango Cay Settlement	0.00	0.00	0.00	41,890.50	41,900.00	(9.50)	41,900.00
00430 Carry Forward Previous Year	8,717.00	8,717.00	0.00	87,170.00	87,170.00	0.00	104,600.00
00445 Gate Sticker Income	0.00	0.00	0.00	11,290.00	0.00	11,290.00	0.00
00454 Capital Contribution Income	5,824.00	0.00	5,824.00	43,928.00	0.00	43,928.00	0.00
00455 Interest Income	7.19	0.00	7.19	711.33	0.00	711.33	0.00
00456 Interest Income Reserves	39.54	0.00	39.54	39.54	0.00	39.54	0.00
00490 Reserve Transfer	(18,250.00)	(18,250.00)	0.00	(73,000.00)	(73,000.00)	0.00	(73,000.00)
TOTAL Income	<u>138,695.06</u>	<u>132,824.00</u>	<u>5,871.06</u>	<u>1,426,102.69</u>	<u>1,370,140.00</u>	<u>55,962.69</u>	<u>1,635,788.00</u>
TOTAL Income	<u>138,695.06</u>	<u>132,824.00</u>	<u>5,871.06</u>	<u>1,426,102.69</u>	<u>1,370,140.00</u>	<u>55,962.69</u>	<u>1,635,788.00</u>
Expense							
<u>Administrative</u>							
00802 Office Supplies	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00
00803 Miscellaneous Expense	229.23	208.00	(21.23)	2,650.58	2,080.00	(570.58)	2,500.00
00804 Postage	0.00	208.00	208.00	0.00	2,080.00	2,080.00	2,500.00
00805 Bank Fee	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
00809 Legal Fees	0.00	0.00	0.00	7,727.94	0.00	(7,727.94)	0.00
00810 Engineering Fees	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
00814 Management Fees	3,425.00	3,425.00	0.00	34,250.00	34,250.00	0.00	41,100.00
00822 Insurance Gen Liability/Crime	1,858.29	1,917.00	58.71	19,509.69	19,170.00	(339.69)	23,000.00
00824 Insurance Directors & Officers	115.00	83.00	(32.00)	940.23	830.00	(110.23)	1,000.00
00840 Taxes	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00899 Contingency	0.00	443.00	443.00	7,007.66	4,430.00	(2,577.66)	5,313.00
TOTAL Administrative	<u>5,627.52</u>	<u>7,076.00</u>	<u>1,448.48</u>	<u>72,381.10</u>	<u>71,035.00</u>	<u>(1,346.10)</u>	<u>85,188.00</u>
Expense							
00910 Pooled Reserve Expense	0.00	0.00	0.00	12,847.50	0.00	(12,847.50)	0.00
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,847.50</u>	<u>0.00</u>	<u>(12,847.50)</u>	<u>0.00</u>
Grounds							
00606 Lakes & Water Management	6,032.00	2,992.00	(3,040.00)	33,245.90	29,920.00	(3,325.90)	35,900.00
00607 Irrigation Electric/Reporting	279.25	850.00	570.75	6,662.09	8,500.00	1,837.91	10,200.00
00608 Aerator System Electric	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
00618 Preserves Maintenance Incl I75	0.00	2,250.00	2,250.00	13,500.00	22,500.00	9,000.00	27,000.00
00619 Berm Maint - Eden, Trophy	0.00	3,150.00	3,150.00	16,500.00	31,500.00	15,000.00	37,800.00
00620 Lakes/Water Quality Improvemnt	9,810.00	6,250.00	(3,560.00)	45,218.00	62,500.00	17,282.00	75,000.00
00669 Billing of Shared Expenses	(3,333.34)	(3,333.00)	0.34	(33,333.34)	(33,330.00)	3.34	(40,000.00)
00690 Primary Rd Hurricane Cleanup	20,773.00	0.00	(20,773.00)	20,773.00	0.00	(20,773.00)	0.00
TOTAL Grounds	<u>33,560.91</u>	<u>12,309.00</u>	<u>(21,251.91)</u>	<u>102,565.65</u>	<u>123,090.00</u>	<u>20,524.35</u>	<u>147,700.00</u>

Strand Master POA
Income & Expense Statement
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	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Maintenance and Repairs</u>							
00504 Primary Road Irrigation	0.00	1,000.00	1,000.00	6,151.51	10,000.00	3,848.49	12,000.00
00505 Public Road Irrigation	0.00	167.00	167.00	612.25	1,670.00	1,057.75	2,000.00
00508 Cable Television	82,643.60	79,408.00	(3,235.60)	826,438.98	794,080.00	(32,358.98)	952,900.00
00509 Christmas Decor	0.00	1,025.00	1,025.00	6,300.00	10,250.00	3,950.00	12,300.00
00510 Signage	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
00540 Primary Road Tree Trimming	0.00	1,808.00	1,808.00	725.00	18,080.00	17,355.00	21,700.00
00541 Primary Rd Sidewalk Power Wash	0.00	417.00	417.00	7,750.00	4,170.00	(3,580.00)	5,000.00
00542 Primary Road ROW Maintenance	13,849.00	14,275.00	426.00	138,490.47	142,750.00	4,259.53	171,300.00
00543 Public Up-lighting	96.02	100.00	3.98	960.20	1,000.00	39.80	1,200.00
00545 Public Road ROW Maintenance	2,606.00	2,900.00	294.00	24,884.83	29,000.00	4,115.17	34,800.00
00546 Public Road Tree Trimming	0.00	625.00	625.00	4,015.00	6,250.00	2,235.00	7,500.00
00547 Public Rd Sidewalk Power Wash	0.00	158.00	158.00	1,500.00	1,580.00	80.00	1,900.00
00551 Primary Road Street Lighting	2,510.04	2,400.00	(110.04)	25,100.40	24,000.00	(1,100.40)	28,800.00
00554 Public Road Street Lighting	0.00	83.00	83.00	1,496.70	830.00	(666.70)	1,000.00
00555 Landscape Replacement	0.00	2,917.00	2,917.00	38,227.25	29,170.00	(9,057.25)	35,000.00
00556 Landscape (not shared)	0.00	83.00	83.00	1,400.00	830.00	(570.00)	1,000.00
00557 Fountain Maint Non-Shared	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
00558 Electric (Non Shared)	31.49	275.00	243.51	1,376.97	2,750.00	1,373.03	3,300.00
00559 Billing of Shared Expenses	(7,869.32)	(7,867.00)	2.32	(78,693.30)	(78,670.00)	23.30	(94,400.00)
00675 I -75 Wall Power Wash	0.00	1,667.00	1,667.00	0.00	16,670.00	16,670.00	20,000.00
TOTAL Maintenance and Re	93,866.83	102,024.00	8,157.17	1,006,736.26	1,020,240.00	13,503.74	1,224,300.00
<u>Security</u>							
00702 Water/Sewer - Guardhouse	70.68	67.00	(3.68)	732.57	670.00	(62.57)	800.00
00705 Telephone - Guardhouse	175.12	175.00	(0.12)	1,735.03	1,750.00	14.97	2,100.00
00707 Custodial - Guardhouse	445.00	100.00	(345.00)	1,570.00	1,000.00	(570.00)	1,200.00
00710 Pest Control - Guardhouse	0.00	33.00	33.00	252.00	330.00	78.00	400.00
00720 Security Contract	13,541.19	14,675.00	1,133.81	141,222.23	146,750.00	5,527.77	176,100.00
00740 Electricity - Guardhouse	185.29	167.00	(18.29)	1,881.42	1,670.00	(211.42)	2,000.00
00745 Guardhouse Supplies	1,532.80	167.00	(1,365.80)	3,255.66	1,670.00	(1,585.66)	2,000.00
00746 Gate Access Software	231.56	233.00	1.44	3,127.16	2,330.00	(797.16)	2,800.00
00750 Guardhouse Repair/Maint	120.00	83.00	(37.00)	748.07	830.00	81.93	1,000.00
00752 Back Gate Expense Non-Shared	436.12	83.00	(353.12)	11,789.58	830.00	(10,959.58)	1,000.00
00753 Front Gate Rprs & Sec Project	605.51	508.00	(97.51)	16,654.13	5,080.00	(11,574.13)	6,100.00
00775 Bar Code Decals	0.00	192.00	192.00	868.73	1,920.00	1,051.27	2,300.00
00799 Billing of Shared Expenses	(1,600.00)	(1,600.00)	0.00	(16,000.00)	(16,000.00)	0.00	(19,200.00)
TOTAL Security	15,743.27	14,883.00	(860.27)	167,836.58	148,830.00	(19,006.58)	178,600.00
TOTAL Expense	148,798.53	136,292.00	(12,506.53)	1,362,367.09	1,363,195.00	827.91	1,635,788.00
Excess Revenue / Expense	(10,103.47)	(3,468.00)	(6,635.47)	63,735.60	6,945.00	56,790.60	0.00

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00411 Maintenance Income	112,982.33	112,982.00	0.33	1,129,823.32	1,129,820.00	3.32	1,355,788.00
00418 Reserve Assessment	18,250.00	18,250.00	0.00	73,000.00	73,000.00	0.00	73,000.00
00425 Special Project Income	11,125.00	11,125.00	0.00	111,250.00	111,250.00	0.00	133,500.00
00427 Mango Cay Settlement	0.00	0.00	0.00	41,890.50	41,900.00	(9.50)	41,900.00
00430 Carry Forward Previous Year	8,717.00	8,717.00	0.00	87,170.00	87,170.00	0.00	104,600.00
00445 Gate Sticker Income	0.00	0.00	0.00	11,290.00	0.00	11,290.00	0.00
00454 Capital Contribution Income	5,824.00	0.00	5,824.00	43,928.00	0.00	43,928.00	0.00
00455 Interest Income	7.19	0.00	7.19	54.57	0.00	54.57	0.00
00490 Reserve Transfer	(18,250.00)	(18,250.00)	0.00	(73,000.00)	(73,000.00)	0.00	(73,000.00)
TOTAL Income	138,655.52	132,824.00	5,831.52	1,425,406.39	1,370,140.00	55,266.39	1,635,788.00
TOTAL Income	138,655.52	132,824.00	5,831.52	1,425,406.39	1,370,140.00	55,266.39	1,635,788.00
Expense							
<u>Administrative</u>							
00802 Office Supplies	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00
00803 Miscellaneous Expense	229.23	208.00	(21.23)	2,650.58	2,080.00	(570.58)	2,500.00
00804 Postage	0.00	208.00	208.00	0.00	2,080.00	2,080.00	2,500.00
00805 Bank Fee	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
00809 Legal Fees	0.00	0.00	0.00	7,727.94	0.00	(7,727.94)	0.00
00810 Engineering Fees	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
00814 Management Fees	3,425.00	3,425.00	0.00	34,250.00	34,250.00	0.00	41,100.00
00822 Insurance Gen Liability/Crime	1,858.29	1,917.00	58.71	19,509.69	19,170.00	(339.69)	23,000.00
00824 Insurance Directors & Officers	115.00	83.00	(32.00)	940.23	830.00	(110.23)	1,000.00
00840 Taxes	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00899 Contingency	0.00	443.00	443.00	7,007.66	4,430.00	(2,577.66)	5,313.00
TOTAL Administrative	5,627.52	7,076.00	1,448.48	72,381.10	71,035.00	(1,346.10)	85,188.00
<u>Grounds</u>							
00606 Lakes & Water Management	6,032.00	2,992.00	(3,040.00)	33,245.90	29,920.00	(3,325.90)	35,900.00
00607 Irrigation Electric/Reporting	279.25	850.00	570.75	6,662.09	8,500.00	1,837.91	10,200.00
00608 Aerator System Electric	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
00618 Preserves Maintenance Incl I75	0.00	2,250.00	2,250.00	13,500.00	22,500.00	9,000.00	27,000.00
00619 Berm Maint - Eden, Trophy	0.00	3,150.00	3,150.00	16,500.00	31,500.00	15,000.00	37,800.00
00620 Lakes/Water Quality Improvemnt	560.00	6,250.00	5,690.00	35,968.00	62,500.00	26,532.00	75,000.00
00669 Billing of Shared Expenses	(3,333.34)	(3,333.00)	0.34	(33,333.34)	(33,330.00)	3.34	(40,000.00)
00690 Primary Rd Hurricane Cleanup	20,773.00	0.00	(20,773.00)	20,773.00	0.00	(20,773.00)	0.00
TOTAL Grounds	24,310.91	12,309.00	(12,001.91)	93,315.65	123,090.00	29,774.35	147,700.00
<u>Maintenance and Repairs</u>							
00504 Primary Road Irrigation	0.00	1,000.00	1,000.00	6,151.51	10,000.00	3,848.49	12,000.00
00505 Public Road Irrigation	0.00	167.00	167.00	612.25	1,670.00	1,057.75	2,000.00
00508 Cable Television	82,643.60	79,408.00	(3,235.60)	826,438.98	794,080.00	(32,358.98)	952,900.00
00509 Christmas Decor	0.00	1,025.00	1,025.00	6,300.00	10,250.00	3,950.00	12,300.00

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00510 Signage	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
00540 Primary Road Tree Trimming	0.00	1,808.00	1,808.00	725.00	18,080.00	17,355.00	21,700.00
00541 Primary Rd Sidewalk Power Wash	0.00	417.00	417.00	7,750.00	4,170.00	(3,580.00)	5,000.00
00542 Primary Road ROW Maintenance	13,849.00	14,275.00	426.00	138,490.47	142,750.00	4,259.53	171,300.00
00543 Public Up-lighting	96.02	100.00	3.98	960.20	1,000.00	39.80	1,200.00
00545 Public Road ROW Maintenance	2,606.00	2,900.00	294.00	24,884.83	29,000.00	4,115.17	34,800.00
00546 Public Road Tree Trimming	0.00	625.00	625.00	4,015.00	6,250.00	2,235.00	7,500.00
00547 Public Rd Sidewalk Power Wash	0.00	158.00	158.00	1,500.00	1,580.00	80.00	1,900.00
00551 Primary Road Street Lighting	2,510.04	2,400.00	(110.04)	25,100.40	24,000.00	(1,100.40)	28,800.00
00554 Public Road Street Lighting	0.00	83.00	83.00	1,168.08	830.00	(338.08)	1,000.00
00555 Landscape Replacement	0.00	2,917.00	2,917.00	38,227.25	29,170.00	(9,057.25)	35,000.00
00556 Landscape (not shared)	0.00	83.00	83.00	1,400.00	830.00	(570.00)	1,000.00
00557 Fountain Maint Non-Shared	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
00558 Electric (Non Shared)	31.49	275.00	243.51	1,376.97	2,750.00	1,373.03	3,300.00
00559 Billing of Shared Expenses	(7,869.32)	(7,867.00)	2.32	(78,693.30)	(78,670.00)	23.30	(94,400.00)
00675 I -75 Wall Power Wash	0.00	1,667.00	1,667.00	0.00	16,670.00	16,670.00	20,000.00
TOTAL Maintenance and Re	93,866.83	102,024.00	8,157.17	1,006,407.64	1,020,240.00	13,832.36	1,224,300.00
<u>Security</u>							
00702 Water/Sewer - Guardhouse	70.68	67.00	(3.68)	732.57	670.00	(62.57)	800.00
00705 Telephone - Guardhouse	175.12	175.00	(0.12)	1,735.03	1,750.00	14.97	2,100.00
00707 Custodial - Guardhouse	445.00	100.00	(345.00)	1,570.00	1,000.00	(570.00)	1,200.00
00710 Pest Control - Guardhouse	0.00	33.00	33.00	252.00	330.00	78.00	400.00
00720 Security Contract	13,541.19	14,675.00	1,133.81	141,222.23	146,750.00	5,527.77	176,100.00
00740 Electricity - Guardhouse	185.29	167.00	(18.29)	1,881.42	1,670.00	(211.42)	2,000.00
00745 Guardhouse Supplies	1,532.80	167.00	(1,365.80)	3,255.66	1,670.00	(1,585.66)	2,000.00
00746 Gate Access Software	231.56	233.00	1.44	3,127.16	2,330.00	(797.16)	2,800.00
00750 Guardhouse Repair/Maint	120.00	83.00	(37.00)	748.07	830.00	81.93	1,000.00
00752 Back Gate Expense Non-Shared	436.12	83.00	(353.12)	11,789.58	830.00	(10,959.58)	1,000.00
00753 Front Gate Rprs & Sec Project	605.51	508.00	(97.51)	16,654.13	5,080.00	(11,574.13)	6,100.00
00775 Bar Code Decals	0.00	192.00	192.00	868.73	1,920.00	1,051.27	2,300.00
00799 Billing of Shared Expenses	(1,600.00)	(1,600.00)	0.00	(16,000.00)	(16,000.00)	0.00	(19,200.00)
TOTAL Security	15,743.27	14,883.00	(860.27)	167,836.58	148,830.00	(19,006.58)	178,600.00
TOTAL Expense	139,548.53	136,292.00	(3,256.53)	1,339,940.97	1,363,195.00	23,254.03	1,635,788.00
Excess Revenue / Expense	(893.01)	(3,468.00)	2,574.99	85,465.42	6,945.00	78,520.42	0.00

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00455 Interest Income	0.00	0.00	0.00	656.76	0.00	656.76	0.00
00456 Interest Income Reserves	39.54	0.00	39.54	39.54	0.00	39.54	0.00
TOTAL Income	<u>39.54</u>	<u>0.00</u>	<u>39.54</u>	<u>696.30</u>	<u>0.00</u>	<u>696.30</u>	<u>0.00</u>
TOTAL Income	<u>39.54</u>	<u>0.00</u>	<u>39.54</u>	<u>696.30</u>	<u>0.00</u>	<u>696.30</u>	<u>0.00</u>
Expense							
<u>Expense</u>							
00910 Pooled Reserve Expense	0.00	0.00	0.00	12,847.50	0.00	(12,847.50)	0.00
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,847.50</u>	<u>0.00</u>	<u>(12,847.50)</u>	<u>0.00</u>
Grounds							
00620 Lakes/Water Quality Improvemnt	9,250.00	0.00	(9,250.00)	9,250.00	0.00	(9,250.00)	0.00
TOTAL Grounds	<u>9,250.00</u>	<u>0.00</u>	<u>(9,250.00)</u>	<u>9,250.00</u>	<u>0.00</u>	<u>(9,250.00)</u>	<u>0.00</u>
Maintenance and Repairs							
00554 Public Road Street Lighting	0.00	0.00	0.00	328.62	0.00	(328.62)	0.00
TOTAL Maintenance and Re	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>328.62</u>	<u>0.00</u>	<u>(328.62)</u>	<u>0.00</u>
TOTAL Expense	<u>9,250.00</u>	<u>0.00</u>	<u>(9,250.00)</u>	<u>22,426.12</u>	<u>0.00</u>	<u>(22,426.12)</u>	<u>0.00</u>
Excess Revenue / Expense	<u>(9,210.46)</u>	<u>0.00</u>	<u>(9,210.46)</u>	<u>(21,729.82)</u>	<u>0.00</u>	<u>(21,729.82)</u>	<u>0.00</u>