THE STRAND HOMEOWNERS ASSOCIATION INC

FINANCIAL STATEMENTS

For the period ending October 31, 2019

FOR MANAGEMENT PURPOSES ONLY



Notes:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.

2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Standard_Balance_Sheet 0TLN THE STRAND HOMEOWNERS ASSOCIATION INC 10/31/2019

Account	Description	As of Oct	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSE	TS			
10010 251	Cash-Operating - Iberia Bank	159,210	87,285	71,925
10010 84	Cash-Operating - Union Bank	2,030	41,205	(39,175)
10017 251	Cash-Working Capital - Iberia Bank	14,373	13,867	506
10200	Due (To)/From Reserves	0	(2,333)	2,333
10300	Accounts Receivable	23,068	12,471	10,597
10330 01	Other Receivables - Due from FirstService	0	1,180	(1,180)
10330 20	Other Receivables - Insurance	1,102	1,102	0
10330 85	Other Receivables - Vendors	0	1,254	(1,254)
10500	Prepaid Insurance	3,380	3,749	(369)
10505	Prepaid Expenses	30,190	43,372	(13,182)
10550	A/R Clearing	(1,225)	(2,450)	1,225
10560	NSF in Transit	600	600	0
**TOTAL CURREN	TASSETS	\$232,728	\$201,301	\$31,427
**RESTRICTED FU	INDS			
12010 251	Cash-Reserves - Iberia Bank	80,230	74,411	5,819
12010 261	Cash-Reserves - TIAA	179,379	179,272	107
12031	Cash in Transit Reserves	0	2,333	(2,333)
12045	Due (To)/From Operating	0	2,333	(2,333)
**TOTAL RESTRIC	TED FUNDS	\$259,609	\$258,350	\$1,259
**TOTAL ASSETS		\$492,337	\$459,651	\$32,686
LIABILITIES				
**CURRENT LIABII				
**CURRENT LIABII 20000	Accounts Payable	0	1,102	(1,102)
**CURRENT LIABII 20000 20010	Accounts Payable Accrued Expenses	2,556	1,149	(1,102) 1,407
**CURRENT LIABII 20000 20010 20100	Accounts Payable Accrued Expenses Prepaid Assessments	2,556 4,730	1,149 77,474	(1,102) 1,407 (72,744)
**CURRENT LIABII 20000 20010	Accounts Payable Accrued Expenses	2,556	1,149	(1,102) 1,407
**CURRENT LIABII 20000 20010 20100	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments	2,556 4,730	1,149 77,474	(1,102) 1,407 (72,744)
**CURRENT LIABII 20000 20010 20100 20150 **TOTAL CURREN	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments	2,556 4,730 98,817	1,149 77,474 0	(1,102) 1,407 (72,744) 98,817
**CURRENT LIABII 20000 20010 20100 20150 **TOTAL CURREN **RESERVE LIABII	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments	2,556 4,730 <u>98,817</u> \$106,103	1,149 77,474 0 \$79,725	(1,102) 1,407 (72,744) 98,817 \$26,377
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments IT LIABILITIES LITIES Reserves	2,556 4,730 98,817 \$106,103 43,333	1,149 77,474 0 \$79,725 41,000	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments IT LIABILITIES LITIES Reserves Reserves Contingency	2,556 4,730 98,817 \$106,103 43,333 193,321	1,149 77,474 0 \$79,725 41,000 193,321	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0
**CURRENT LIABII 20000 20100 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments IT LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems	2,556 4,730 98,817 \$106,103 43,333 193,321 2,667	1,149 77,474 0 \$79,725 41,000 193,321 2,667	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0
**CURRENT LIABII 20000 20100 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments T LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 210d 30000 229 30000 27	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TT LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters Reserves Irrigation Equip	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229)	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 (1,229)
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229 30000 27 30000 27a	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments IT LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters Reserves Irrigation Equip Reserves Irrigation	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757)	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757)	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 (1,229) 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229 30000 27 30000 27 30000 27a 30000 39	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TELIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Vater Systems Reserves Filters Reserves Irrigation Equip Reserves Irrigation Equip Reserves Other	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 (1,229) 0 0 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229 30000 27 30000 27 30000 27a 30000 39 30000 50	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TELIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Vater Systems Reserves Filters Reserves Irrigation Equip Reserves Irrigation Reserves Other Reserves Paving	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
**CURRENT LIABII 20000 20010 20100 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229 30000 27 30000 27 30000 27 30000 27 30000 27 30000 50 30000 67	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TELIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters Reserves Filters Reserves Irrigation Equip Reserves Other Reserves Other Reserves Paving Reserves Sidewalks	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948 (266)	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948 (266)	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 06 30000 210d 30000 229 30000 27 30000 27 30000 27a 30000 39 30000 50	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TELIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Vater Systems Reserves Filters Reserves Irrigation Equip Reserves Irrigation Reserves Other Reserves Paving	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 210d 30000 229 30000 27 30000 27 30000 27 30000 27 30000 50 30000 50 30000 67 30000 52 30000 50	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments T LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters Reserves Filters Reserves Irrigation Equip Reserves Irrigation Reserves Other Reserves Paving Reserves Sidewalks Reserves Well Reserves Well Reserve-Interest	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948 (266) 2,150 5,771	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948 (266) 2,150 5,617	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
**CURRENT LIABII 20000 20100 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 210d 30000 229 30000 27 30000 27 30000 27a 30000 39 30000 50 30000 50 30000 50 30000 50	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments T LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Filters Reserves Filters Reserves Irrigation Equip Reserves Irrigation Reserves Other Reserves Paving Reserves Sidewalks Reserves Well Reserves Well Reserve-Interest	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948 (266) 2,150	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948 (266) 2,150	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
**CURRENT LIABII 20000 20010 20150 **TOTAL CURREN **RESERVE LIABII 30000 00 30000 210d 30000 229 30000 27 30000 27 30000 27 30000 27 30000 50 30000 50 30000 67 30000 52 30000 50	Accounts Payable Accrued Expenses Prepaid Assessments Deferred Assessments TT LIABILITIES LITIES Reserves Reserves Contingency Reserves Water Systems Reserves Vater Systems Reserves Filters Reserves Irrigation Equip Reserves Irrigation Equip Reserves Other Reserves Other Reserves Sidewalks Reserves Well Reserves Well Reserve-Interest	2,556 4,730 98,817 \$106,103 \$106,103 43,333 193,321 2,667 3,120 (1,229) (7,757) 2,550 15,948 (266) 2,150 5,771	1,149 77,474 0 \$79,725 41,000 193,321 2,667 3,120 0 (7,757) 2,550 15,948 (266) 2,150 5,617	(1,102) 1,407 (72,744) 98,817 \$26,377 2,333 0 0 0 0 (1,229) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Standard_Balance_Sheet 0TLN THE STRAND HOMEOWNERS ASSOCIATION INC 10/31/2019

Account	Description	As of	Prior Month	Inc/(Dec)
		Oct		
EQUITY				
**MEMBERS EQ	QUITY			
38010	Capital Contribution	1,500	0	1,500
38020 00	Prior Year Adjustment	941	941	0
38880	Fund Balance	75,940	75,940	0
Current Year Net Income/(Loss)		\$48,245	\$44,696	\$3,549
**TOTAL MEMBERS EQUITY		\$126,625	\$121,576	\$5,049
**TOTAL LIABIL	ITIES & EQUITY	\$492,337	\$459,651	\$32,686

Income Statement Budget vs Actual 0TLN THE STRAND HOMEOWNERS ASSOCIATION INC 10/31/2019

escription	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	Variance
wner Assessments	32,878	32,878	0	328,777	328,780	(3)
eserve Income	2,333	2,333	0	23,333	23,330	3
aster Assessments	14,197	14,197	0	141,973		3
ate Fee Income	0	0	0	636	0	636
ental Application Fees	0	0	0	50	0	50
	625	0	625	675	0	675
pplication Fee Income		0	50	150	0	150
	0					1,000
-	6	0				64
eserve Interest		0				1,700
iscellaneous Income						1,784
				-		(33,750)
						14,460
g						
	\$51,169	\$52,783	(\$1,614)	\$514,603	\$527,830	(\$13,227)
aster Assessments	14,197	14,197	0	141,973	141,970	(3)
egal Fees	0	167	167	0	1,670	1,670
nnual Condo Fees	0	6	6	434	60	(374)
ffice Supplies	1,073	417	(656)	5,263	4,170	(1,093)
come Taxes	0	21	21	615	210	(405)
/eb Site Maintenance	87	104	17	347	1,040	693
ontingency	0	1,082	1,082	5,000	10,820	5,820
ΓΙνε	\$15,357	\$15,994	\$638	\$153,631	\$159,940	\$6,309
NCE						
	369	417	48	3,667	4,170	503
ISURANCE	\$369	\$417	\$48	\$3,667	\$4,170	\$503
	44.0	400	00	4 553	4 000	(477)
						(177)
lectricity - Irrigation	176 _	1,340	1,164	7,760	13,400	5,640
	\$586	\$1,778	\$1,192	\$12,318	\$17,780	\$5,462
rigation Contract	883	833	(50)	8,033	8,330	297
awn Maintenance	21,455	21,610	155	214,170	216,100	1,930
anagement Services	1,102	1,102	0	11,018	11,020	2
-	0	250	250	2,800	2,500	(300)
	\$23,440	\$23,795	\$355	\$236,021	\$237,950	\$1,929
NCE						
	Ω	250	250	0	2,500	2,500
						(95)
						3,310
						(1,175)
-					.,	
ree Trimming (Hardwood)	0	667	667	275	6,670	6,395
	Description Avener Assessments teserve Income laster Assessments ate Fee Income tental Application Fees teturned Check Fees pplication Fee Income ales/Overage Ince/Transfer Fees iterest Income teserve Interest liscellaneous Income rior Yrs Srpl/(Def) louse Charges	wwner Assessments 32,878 teserve Income 2,333 laster Assessments 14,197 ate Fee Income 0 central Application Fees 0 polication Fee Income 625 pplication Fee Income 60 ales/Overage Ince/Transfer Fees 0 terest Income 6 eserve Interest 155 tiscellaneous Income 125 rior Yrs Srpl/(Def) 0 louse Charges 800 atster Assessments 14,197 egal Fees 0 numal Condo Fees 0 ontingency 0 veb Site Maintenance 87 otontingency 0 TIVE \$15,357 NCE \$369 lectricity - Street Lights 410 lectricity - Street Lights 410 lectricity - Irrigation 176 state Assesses 1,102 result Application 21,455 tanagement Services 1,102	Budget wwner Assessments 32,878 32,878 eserve Income 2,333 2,333 taster Assessments 14,197 14,197 taster Fee Income 0 0 ental Application Fees 0 0 other tal Application Fees 0 0 iterest Income 50 0 ales/Overage Ince/Transfer Fees 0 0 itscellaneous Income 125 0 rise Provided Step Interest 155 0 itscellaneous Income 125 0 rise Provided Step Interest 155 0 itscellaneous Income 125 0 riscellaneous Income 126 0 riscellaneous Income 14,197 14,197 nual Condo Fees 0 6 ontingency 0 1082 rotter Step Instructure 87 1044 toome Taxes 0 21 vbS Step Maintenance 369 417 vCE 104 </td <td>Budget Variance wmer Assessments 32,878 32,878 0 searve Income 2,333 2,333 0 laster Assessments 14,197 14,197 0 ate Fee Income 0 0 0 ental Application Fees 625 0 625 pplication Fees 0 0 0 iterest Income 6 0 0 eterest Income 6 0 0 iterest Income 155 0 155 itscellaneous Income 125 0 125 itor Yn Sph(Def) 0 3,375 (3,375) louse Charges 0 167 167 nnual Condo Fees 0 167 167 nnual Condo Fees 0 21 21 feb Stite Maintenance 87 104 17 contingency 0 1.082 1.082 tribe tildiptioil Insurance 369 417 48 <td< td=""><td>Budget Variance wmer Assessments 32,878 32,878 0 328,777 eserve Income 2,333 2,333 0 22,333 laster Assessments 14,197 14,197 0 141,973 ate Fee Income 0 0 0 50 retinal Application Fees 0 0 0 50 plication Fees 0 0 0 0 141,973 ater Fees 625 0 625 675 50 150 plication Fees 0 0 0 0 1000 1400 iterest Income 6 0 6 6 64 iterest Income 125 0 152 1,784 itsoellancous Income 125 0 167 167 0 nual Condo Fees 0 6 6 434 166 164 muser Assessments 14,197 14,197 0 141,973 0 141,973</td><td>Budget Variance Budget winer Assessments 32,878 32,878 0 328,777 328,780 laster Assessments 14,197 14,197 0 141,973 141,973 laster Assessments 14,197 14,197 0 141,973 141,970 oental Application Fees 0 0 656 0 0 656 0 0 0 656 0 <td0< td=""></td0<></td></td<></td>	Budget Variance wmer Assessments 32,878 32,878 0 searve Income 2,333 2,333 0 laster Assessments 14,197 14,197 0 ate Fee Income 0 0 0 ental Application Fees 625 0 625 pplication Fees 0 0 0 iterest Income 6 0 0 eterest Income 6 0 0 iterest Income 155 0 155 itscellaneous Income 125 0 125 itor Yn Sph(Def) 0 3,375 (3,375) louse Charges 0 167 167 nnual Condo Fees 0 167 167 nnual Condo Fees 0 21 21 feb Stite Maintenance 87 104 17 contingency 0 1.082 1.082 tribe tildiptioil Insurance 369 417 48 <td< td=""><td>Budget Variance wmer Assessments 32,878 32,878 0 328,777 eserve Income 2,333 2,333 0 22,333 laster Assessments 14,197 14,197 0 141,973 ate Fee Income 0 0 0 50 retinal Application Fees 0 0 0 50 plication Fees 0 0 0 0 141,973 ater Fees 625 0 625 675 50 150 plication Fees 0 0 0 0 1000 1400 iterest Income 6 0 6 6 64 iterest Income 125 0 152 1,784 itsoellancous Income 125 0 167 167 0 nual Condo Fees 0 6 6 434 166 164 muser Assessments 14,197 14,197 0 141,973 0 141,973</td><td>Budget Variance Budget winer Assessments 32,878 32,878 0 328,777 328,780 laster Assessments 14,197 14,197 0 141,973 141,973 laster Assessments 14,197 14,197 0 141,973 141,970 oental Application Fees 0 0 656 0 0 656 0 0 0 656 0 <td0< td=""></td0<></td></td<>	Budget Variance wmer Assessments 32,878 32,878 0 328,777 eserve Income 2,333 2,333 0 22,333 laster Assessments 14,197 14,197 0 141,973 ate Fee Income 0 0 0 50 retinal Application Fees 0 0 0 50 plication Fees 0 0 0 0 141,973 ater Fees 625 0 625 675 50 150 plication Fees 0 0 0 0 1000 1400 iterest Income 6 0 6 6 64 iterest Income 125 0 152 1,784 itsoellancous Income 125 0 167 167 0 nual Condo Fees 0 6 6 434 166 164 muser Assessments 14,197 14,197 0 141,973 0 141,973	Budget Variance Budget winer Assessments 32,878 32,878 0 328,777 328,780 laster Assessments 14,197 14,197 0 141,973 141,973 laster Assessments 14,197 14,197 0 141,973 141,970 oental Application Fees 0 0 656 0 0 656 0 0 0 656 0 <td0< td=""></td0<>

Income Statement Budget vs Actual 0TLN THE STRAND HOMEOWNERS ASSOCIATION INC 10/31/2019

Account	Description	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	Variance
70139	Palm Trimming - Pay Back	2,705	333	(2,372)	15,376	3,330	(12,046)
70146	Pump Maintenance	0	300	300	1,947	3,000	1,053
70166	Mulch/Ground Cover	0	5,500	5,500	5,959	55,000	49,041
**TOTAL REPAIR	S/MAINTENANCE	\$5,380	\$8,467	\$3,087	\$35,688	\$84,670	\$48,982
**RESERVE TRA	NSFERS						
80000 00	Reserve Transfers	2,333	2,333	0	23,333	23,330	(3)
80001	Reserve Interest	155	0	(155)	1,700	0	(1,700)
**TOTAL RESERV	VE TRANSFERS	\$2,488	\$2,333	(\$155)	\$25,034	\$23,330	(\$1,704)
**TOTAL EXPENS	SES	\$47,620	\$52,784	\$5,164	\$466,358	\$527,840	\$61,482
NET INCOME/(LC	DSS)	\$3,549	(\$1)	\$3,550	\$48,245	(\$10)	\$48,255