

Balance Sheet (Accrual)
The Strand HOA (8658)
April 30, 2019

		Operating	Reserves	Total
		ASSETS		
Cash - Operations				
110100 0000	Cash - Operating Acct	112,313.46	0.00	112,313.46
110215 0000	Cash - Working Capital Transfer Fees	13,837.91	0.00	13,837.91
	Total Operating Funds	<u>126,151.37</u>	<u>0.00</u>	<u>126,151.37</u>
Cash for Reserves				
112001 0000	Cash - Reserve Acct	0.00	100,047.78	100,047.78
112861 0000	Reserve Cash-TIAA	0.00	178,637.49	178,637.49
	Total Reserves Funds	<u>0.00</u>	<u>278,685.27</u>	<u>278,685.27</u>
Other Current Assets				
120800 0000	Payments Receivable	13,222.39	0.00	13,222.39
131907 0000	Prepaid Insurance	2,690.87	0.00	2,690.87
	Total Other Current Assets	<u>15,913.26</u>	<u>0.00</u>	<u>15,913.26</u>
	Total Current Assets	<u>142,064.63</u>	<u>278,685.27</u>	<u>420,749.90</u>
Total Assets		<u>142,064.63</u>	<u>278,685.27</u>	<u>420,749.90</u>
		LIABILITIES		
Current Liabilities				
310100 0000	Accounts Payable	940.50	0.00	940.50
381010 0000	Prepaid	4,229.97	0.00	4,229.97
	Total Current Liabilities	<u>5,170.47</u>	<u>0.00</u>	<u>5,170.47</u>
Total Liabilities		<u>5,170.47</u>	<u>0.00</u>	<u>5,170.47</u>
		EQUITY		
	Owners Equity	47,656.07	0.00	47,656.07
	Current Year Income/(Loss)	89,238.09	0.00	89,238.09
	Replacement Reserve Prior Years	0.00	271,877.95	271,877.95
	Replacement Reserve Current Year	0.00	6,807.32	6,807.32
	Total Equity	<u>136,894.16</u>	<u>278,685.27</u>	<u>415,579.43</u>
Total Liabilities and Owners Equity		<u>142,064.63</u>	<u>278,685.27</u>	<u>420,749.90</u>

Accrual Income Statement
The Strand HOA (8658)
For the period ending April 30, 2019

Account	Account Name	MTD Actual	MTD Budget	MTD S Variance	YTD Actual	YTD Budget	YTD S Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	98,633.15	98,633.00	0.15	197,266.30	197,266.00	0.30	394,532.00
605220.0000	Master Association Fees	42,592.00	42,592.00	0.00	85,184.00	85,184.00	0.00	170,368.00
602400.0000	Application Fee Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
603800.0000	Late Fees	301.73	0.00	301.73	662.04	0.00	662.04	0.00
604000.0000	Bad Check Charge	25.00	0.00	25.00	50.00	0.00	50.00	0.00
605700.0000	Interest Income	5.96	0.00	5.96	29.16	0.00	29.16	0.00
605730.0000	Reserve Income	6,999.85	7,000.00	(0.15)	13,999.70	14,000.00	(0.30)	28,000.00
Sub-total Income		<u>148,607.69</u>	<u>148,225.00</u>	<u>382.69</u>	<u>297,241.20</u>	<u>296,450.00</u>	<u>791.20</u>	<u>592,900.00</u>
681500.0000	Reserve Funding	(7,000.00)	(7,000.00)	0.00	(14,000.00)	(14,000.00)	0.00	(28,000.00)
Total Operating Income		<u>141,607.69</u>	<u>141,225.00</u>	<u>382.69</u>	<u>283,241.20</u>	<u>282,450.00</u>	<u>791.20</u>	<u>564,900.00</u>
Operating Expenses								
Utilities								
610100.0000	Electric	0.00	0.00	0.00	(1,159.24)	0.00	1,159.24	0.00
610110.0000	Electric - Street Lights	409.58	437.50	27.92	1,629.16	1,750.00	120.84	5,250.00
610161.0000	Electric - Irrigation	564.17	1,340.00	775.83	2,346.36	5,360.00	3,013.64	16,080.00
Total Utilities		<u>973.75</u>	<u>1,777.50</u>	<u>803.75</u>	<u>2,816.28</u>	<u>7,110.00</u>	<u>4,293.72</u>	<u>21,330.00</u>
Maintenance								
622150.0000	Pressure Washing	700.00	750.00	50.00	1,400.00	1,500.00	100.00	3,000.00
622510.0000	Infrastructure Repairs	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
648670.0000	Pump Station	0.00	0.00	0.00	0.00	900.00	900.00	3,600.00
Total Maintenance		<u>700.00</u>	<u>1,000.00</u>	<u>300.00</u>	<u>1,400.00</u>	<u>3,400.00</u>	<u>2,000.00</u>	<u>9,600.00</u>
Grounds Care								
620510.0000	Mulch	0.00	5,500.00	5,500.00	0.00	22,000.00	22,000.00	66,000.00
622450.0000	Tree Trimming	0.00	0.00	0.00	275.00	0.00	(275.00)	8,000.00
624620.0000	Irrigation	750.00	833.40	83.40	3,000.00	3,333.40	333.40	10,000.00
624620.0001	Irrigation Maintenance/Improvements	640.00	416.67	(223.33)	3,043.45	1,666.68	(1,376.77)	5,000.00
624644.0000	Palm Trimming	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
624650.0006	Landscape Contract	21,360.00	21,610.00	250.00	85,440.00	86,440.00	1,000.00	259,320.00
624660.0000	Landscaping - Improvements	0.00	1,000.00	1,000.00	45.00	4,000.00	3,955.00	12,000.00
Total Grounds Care		<u>22,750.00</u>	<u>29,693.40</u>	<u>6,943.40</u>	<u>91,803.45</u>	<u>118,773.40</u>	<u>26,969.95</u>	<u>364,320.00</u>
Administrative Expense								
660200.0000	Legal	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00

Accrual Income Statement
The Strand HOA (8658)
For the period ending April 30, 2019

Account	Account Name	MTD Actual	MTD Budget	MTD S Variance	YTD Actual	YTD Budget	YTD S Variance	Annual Budget
660260.0000	Division & Corp Fees	0.00	75.00	75.00	0.00	75.00	75.00	75.00
660370.0000	Office Expense	980.83	416.67	(564.16)	2,778.06	1,666.68	(1,111.38)	5,000.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
680100.0000	Management Fees	1,101.58	1,101.58	0.00	4,406.32	4,406.32	0.00	13,219.00
681320.0000	Taxes & Preparation	0.00	0.00	0.00	615.00	250.00	(365.00)	250.00
681400.0000	Insurance	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
681650.0000	Master / General Assoc Fees	42,592.00	42,592.00	0.00	85,184.00	85,184.00	0.00	170,368.00
681700.0000	Contingency	5,000.00	1,082.33	(3,917.67)	5,000.00	4,329.32	(670.68)	12,988.00
	Total Administrative	<u>49,674.41</u>	<u>45,850.92</u>	<u>(3,823.49)</u>	<u>97,983.38</u>	<u>98,244.68</u>	<u>261.30</u>	<u>210,150.00</u>
	Total Operating Expenses	<u>74,098.16</u>	<u>78,321.82</u>	<u>4,223.66</u>	<u>194,003.11</u>	<u>227,528.08</u>	<u>33,524.97</u>	<u>605,400.00</u>
	Net Operating Income/(Loss)	<u>67,509.53</u>	<u>62,903.18</u>	<u>4,606.35</u>	<u>89,238.09</u>	<u>54,921.92</u>	<u>34,316.17</u>	<u>(40,500.00)</u>
	Net Income/(Loss)	<u>67,509.53</u>	<u>62,903.18</u>	<u>4,606.35</u>	<u>89,238.09</u>	<u>54,921.92</u>	<u>34,316.17</u>	<u>(40,500.00)</u>

Capital Reserve Summary Report

The Strand HOA (8658)

Books = Accrual

For the period ending April 30, 2019

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Contingency Fund Expense	870000.4210	193,321.25	193,321.25	0.00	0.00	193,321.25	0.00
Filter Expense	870000.4308	3,120.00	3,120.00	0.00	0.00	3,120.00	0.00
General Fund Expense	870000.4336	20,000.00	27,000.00	7,000.00	0.00	34,000.00	0.00
Irrigation System Expense	870000.4370	(5,303.10)	(7,756.94)	0.00	0.00	(7,756.94)	(2,453.84)
Miscellaneous Expense	870000.4433	2,550.00	2,550.00	0.00	0.00	2,550.00	0.00
Paving Repair Expense	870000.4507	15,948.00	15,948.00	0.00	0.00	15,948.00	0.00
Sidewalk & Steps Expense	870000.4645	5,070.00	5,070.00	0.00	(5,336.00)	(266.00)	(5,336.00)
Special Assessment	870000.4690	28,283.75	28,283.75	0.00	0.00	28,283.75	0.00
Water Service Lines	870000.4822	2,667.00	2,667.00	0.00	0.00	2,667.00	0.00
Wells	870000.4834	2,150.00	2,150.00	0.00	0.00	2,150.00	0.00
	Sub-Total:	267,806.90	272,353.06	7,000.00	(5,336.00)	274,017.06	(7,789.84)
Interest Income	870000.4995	4,071.05	4,582.24	85.97	0.00	4,668.21	0.00
	Grand Total:	271,877.95	276,935.30	7,085.97	(5,336.00)	278,685.27	(7,789.84)