

Balance Sheet (Accrual)
The Strand HOA (8658)
February 28, 2019

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3/12/2019

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	93,628.90	0.00	93,628.90
110215.0000	Cash - Working Capital Transfer Fees	18,808.75	0.00	18,808.75
	Total Operating Funds	<u>112,437.65</u>	<u>0.00</u>	<u>112,437.65</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	100,653.37	100,653.37
112861.0000	Reserve Cash-TIAA	0.00	178,442.32	178,442.32
	Total Reserves Funds	<u>0.00</u>	<u>279,095.69</u>	<u>279,095.69</u>
Other Current Assets				
120800.0000	Payments Receivable	3,779.57	0.00	3,779.57
131907.0000	Prepaid Insurance	2,690.87	0.00	2,690.87
	Total Other Current Assets	<u>6,470.44</u>	<u>0.00</u>	<u>6,470.44</u>
	Total Current Assets	<u>118,908.09</u>	<u>279,095.69</u>	<u>398,003.78</u>
Total Assets		<u>118,908.09</u>	<u>279,095.69</u>	<u>398,003.78</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	940.50	0.00	940.50
381010.0000	Prepaid	4,035.46	0.00	4,035.46
	Total Current Liabilities	<u>4,975.96</u>	<u>0.00</u>	<u>4,975.96</u>
Total Liabilities		<u>4,975.96</u>	<u>0.00</u>	<u>4,975.96</u>
EQUITY				
	Owners Equity	47,656.07	0.00	47,656.07
	Current Year Income/(Loss)	66,276.06	0.00	66,276.06
	Replacement Reserve Prior Years	0.00	271,877.95	271,877.95
	Replacement Reserve Current Year	0.00	7,217.74	7,217.74
	Total Equity	<u>113,932.13</u>	<u>279,095.69</u>	<u>393,027.82</u>
Total Liabilities and Owners Equity		<u>118,908.09</u>	<u>279,095.69</u>	<u>398,003.78</u>

Accrual Income Statement
The Strand HOA (8658)
For the period ending February 28, 2019

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
680100.0000	Management Fees	1,101.58	1,101.58	0.00	2,203.16	2,203.16	0.00	13,219.00
681320.0000	Taxes & Preparation	365.00	0.00	(365.00)	365.00	0.00	(365.00)	250.00
681400.0000	Insurance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	42,592.00	42,592.00	0.00	170,368.00
681700.0000	Contingency	0.00	1,082.33	1,082.33	0.00	2,164.66	2,164.66	12,988.00
	Total Administrative	<u>1,985.97</u>	<u>3,183.92</u>	<u>1,197.95</u>	<u>46,096.92</u>	<u>48,959.84</u>	<u>2,862.92</u>	<u>210,150.00</u>
Total Operating Expenses		<u>5,485.78</u>	<u>35,804.72</u>	<u>30,318.94</u>	<u>75,373.51</u>	<u>114,051.54</u>	<u>38,678.03</u>	<u>605,400.00</u>
Net Operating Income/(Loss)		<u>(5,443.70)</u>	<u>(35,804.72)</u>	<u>30,361.02</u>	<u>66,276.06</u>	<u>27,173.46</u>	<u>39,102.60</u>	<u>(40,500.00)</u>
Net Income/(Loss)		<u>(5,443.70)</u>	<u>(35,804.72)</u>	<u>30,361.02</u>	<u>66,276.06</u>	<u>27,173.46</u>	<u>39,102.60</u>	<u>(40,500.00)</u>

Capital Reserve Summary Report

The Strand HOA (8658)

Books = Accrual

For the period ending February 28, 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	0.00	0.00	27,000.00	0.00
Irrigation System Expense	870000.4370	(5,303.10)	(5,303.10)	0.00	0.00	(5,303.10)	0.00
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	0.00	5,070.00	0.00
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	274,806.90	0.00	0.00	274,806.90	0.00
Interest Income	870000.4995	4,071.05	4,219.56	69.23	0.00	4,288.79	0.00
	Grand Total:	271,877.95	279,026.46	69.23	0.00	279,095.69	0.00