

Balance Sheet (Accrual)
The Strand HOA (8658)
May 31, 2019

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100 0000 Cash - Operating Acct	94,617.99	0.00	94,617.99
110215 0000 Cash - Working Capital Transfer Fees	13,837.91	0.00	13,837.91
Total Operating Funds	<u>108,455.90</u>	<u>0.00</u>	<u>108,455.90</u>
Cash for Reserves			
112001 0000 Cash - Reserve Acct	0.00	100,155.64	100,155.64
112861 0000 Reserve Cash-TIAA	0.00	178,853.45	178,853.45
Total Reserves Funds	<u>0.00</u>	<u>279,009.09</u>	<u>279,009.09</u>
Other Current Assets			
120800 0000 Payments Receivable	2,904.13	0.00	2,904.13
131907 0000 Prepaid Insurance	2,690.87	0.00	2,690.87
Total Other Current Assets	<u>5,595.00</u>	<u>0.00</u>	<u>5,595.00</u>
Total Current Assets	<u>114,050.90</u>	<u>279,009.09</u>	<u>393,059.99</u>
Total Assets	<u>114,050.90</u>	<u>279,009.09</u>	<u>393,059.99</u>
LIABILITIES			
Current Liabilities			
310100 0000 Accounts Payable	6,899.50	0.00	6,899.50
381010 0000 Prepaid	4,029.97	0.00	4,029.97
Total Current Liabilities	<u>10,929.47</u>	<u>0.00</u>	<u>10,929.47</u>
Total Liabilities	<u>10,929.47</u>	<u>0.00</u>	<u>10,929.47</u>
EQUITY			
Owners Equity			
Current Year Income/(Loss)	47,656.07	0.00	47,656.07
Replacement Reserve Prior Years	55,465.36	0.00	55,465.36
Replacement Reserve Current Year	0.00	271,877.95	271,877.95
Total Equity	<u>103,121.43</u>	<u>279,009.09</u>	<u>382,130.52</u>
Total Liabilities and Owners Equity	<u>114,050.90</u>	<u>279,009.09</u>	<u>393,059.99</u>

Accrual Income Statement
The Strand HOA (8658)

For the period ending May 31, 2019

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	197,266.30	197,266.00	0.30	394,532.00
605220.0000	Master Association Fees	0.00	0.00	0.00	85,184.00	85,184.00	0.00	170,368.00
602400.0000	Application Fee Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
602410.0000	Rental Application Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00
603740.0000	Sales / Overage Inc / Transfer Fees	500.00	0.00	500.00	500.00	0.00	500.00	0.00
603800.0000	Late Fees	(58.12)	0.00	(58.12)	603.92	0.00	603.92	0.00
604000.0000	Bad Check Charge	0.00	0.00	0.00	50.00	0.00	50.00	0.00
605700.0000	Interest Income	0.00	0.00	0.00	29.16	0.00	29.16	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	13,999.70	14,000.00	(0.30)	28,000.00
	Sub-total Income	491.88	0.00	491.88	297,733.08	296,450.00	1,283.08	592,900.00
681500.0000	Reserve Funding	0.00	0.00	0.00	(14,000.00)	(14,000.00)	0.00	(28,000.00)
	Total Operating Income	491.88	0.00	491.88	283,733.08	282,450.00	1,283.08	564,900.00
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	419.56	437.50	17.94	2,048.72	2,187.50	138.78	5,250.00
610161.0000	Electric - Irrigation	858.97	1,340.00	481.03	3,205.33	6,700.00	3,494.67	16,080.00
	Total Utilities	1,278.53	1,777.50	498.97	4,094.81	8,887.50	4,792.69	21,330.00
Maintenance								
622150.0000	Pressure Washing	700.00	0.00	(700.00)	2,100.00	1,500.00	(600.00)	3,000.00
622510.0000	Infrastructure Repairs	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
648670.0000	Pump Station	400.00	900.00	500.00	400.00	1,800.00	1,400.00	3,600.00
	Total Maintenance	1,100.00	1,150.00	50.00	2,500.00	4,550.00	2,050.00	9,600.00
Grounds Care								
620510.0000	Mulch	5,959.00	5,500.00	(459.00)	5,959.00	27,500.00	21,541.00	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	833.30	83.30	3,750.00	4,166.70	416.70	10,000.00
624620.0001	Irrigation Maintenance/Improvements	449.00	416.67	(32.33)	3,492.45	2,083.35	(1,409.10)	5,000.00
624644.0000	Palm Trimming	0.00	333.33	333.33	0.00	1,666.65	1,666.65	4,000.00
624650.0006	Landscape Contract	21,455.00	21,610.00	155.00	106,895.00	108,050.00	1,155.00	259,320.00
624660.0000	Landscaping - Improvements	750.00	1,000.00	250.00	795.00	5,000.00	4,205.00	12,000.00
	Total Grounds Care	29,363.00	29,693.30	330.30	121,166.45	148,466.70	27,300.25	364,320.00

Accrual Income Statement
The Strand HOA (8658)
For the period ending May 31, 2019

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Administrative Expense								
660200.0000	Legal	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
660260.0000	Division & Corp Fees	433.60	0.00	(433.60)	433.60	75.00	(358.60)	75.00
660370.0000	Office Expense	987.90	416.67	(571.23)	3,765.96	2,083.35	(1,682.61)	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	5,507.90	5,507.90	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	2,083.35	2,083.35	5,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	85,184.00	85,184.00	0.00	170,368.00
681700.0000	Contingency	0.00	1,082.33	1,082.33	5,000.00	5,411.65	411.65	12,988.00
	Total Administrative	2,523.08	3,183.92	660.84	100,506.46	101,428.60	922.14	210,150.00
	Total Operating Expenses	34,264.61	35,804.72	1,540.11	228,267.72	263,332.80	35,065.08	605,400.00
	Net Operating Income/(Loss)	(33,772.73)	(35,804.72)	2,031.99	55,465.36	19,117.20	36,348.16	(40,500.00)
	Net Income/(Loss)	(33,772.73)	(35,804.72)	2,031.99	55,465.36	19,117.20	36,348.16	(40,500.00)

Capital Reserve Summary Report

The Strand HOA (8658)

Books = Accrual

For the period ending May 31, 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	34,000.00	0.00	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	(266.00)	0.00	0.00	(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	274,017.06	0.00	0.00	274,017.06	(7,789.84)
Interest Income	870000.4995	4,071.05	4,688.21	323.82	0.00	4,992.03	0.00
	Grand Total:	271,877.95	278,685.27	323.82	0.00	279,009.09	(7,789.84)