

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

| | | Operating | Reserves | Total |
|--|--------------------------------------|--------------------|-------------------|-------------------|
| | | ASSETS | | |
| Cash - Operations | | | | |
| 110100.0000 | Cash - Operating Acct | 110,041.97 | 0.00 | 110,041.97 |
| 110215.0000 | Cash - Working Capital Transfer Fees | 18,831.95 | 0.00 | 18,831.95 |
| | Total Operating Funds | <u>128,873.92</u> | <u>0.00</u> | <u>128,873.92</u> |
| Cash for Reserves | | | | |
| 112001.0000 | Cash - Reserve Acct | 0.00 | 98,297.81 | 98,297.81 |
| 112861.0000 | Reserve Cash-TIAA | 0.00 | 178,637.49 | 178,637.49 |
| | Total Reserves Funds | <u>0.00</u> | <u>276,935.30</u> | <u>276,935.30</u> |
| Other Current Assets | | | | |
| 120800.0000 | Payments Receivable | 2,370.80 | 0.00 | 2,370.80 |
| 121500.0000 | Owner Chargeback | 800.00 | 0.00 | 800.00 |
| 131907.0000 | Prepaid Insurance | 2,690.87 | 0.00 | 2,690.87 |
| | Total Other Current Assets | <u>5,861.67</u> | <u>0.00</u> | <u>5,861.67</u> |
| | Total Current Assets | <u>134,735.59</u> | <u>276,935.30</u> | <u>411,670.89</u> |
| Total Assets | | <u>134,735.59</u> | <u>276,935.30</u> | <u>411,670.89</u> |
| | | LIABILITIES | | |
| Current Liabilities | | | | |
| 310100.0000 | Accounts Payable | 940.50 | 0.00 | 940.50 |
| 381010.0000 | Prepaid | 64,410.46 | 0.00 | 64,410.46 |
| | Total Current Liabilities | <u>65,350.96</u> | <u>0.00</u> | <u>65,350.96</u> |
| Total Liabilities | | <u>65,350.96</u> | <u>0.00</u> | <u>65,350.96</u> |
| | | EQUITY | | |
| | Owners Equity | 47,656.07 | 0.00 | 47,656.07 |
| | Current Year Income/(Loss) | 21,728.56 | 0.00 | 21,728.56 |
| | Replacement Reserve Prior Years | 0.00 | 271,877.95 | 271,877.95 |
| | Replacement Reserve Current Year | 0.00 | 5,057.35 | 5,057.35 |
| | Total Equity | <u>69,384.63</u> | <u>276,935.30</u> | <u>346,319.93</u> |
| Total Liabilities and Owners Equity | | <u>134,735.59</u> | <u>276,935.30</u> | <u>411,670.89</u> |

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

| Account | Account Name | MTD Actual | MTD Budget | MTD S Variance | YTD Actual | YTD Budget | YTD S Variance | Annual Budget |
|------------------------------------|-----------------------------|--------------------|--------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| 660370.0000 | Office Expense | 860.47 | 416.67 | (443.80) | 1,797.23 | 1,250.01 | (547.22) | 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 | 3,304.74 | 3,304.74 | 0.00 | 13,219.00 |
| 681320.0000 | Taxes & Preparation | 250.00 | 250.00 | 0.00 | 615.00 | 250.00 | (365.00) | 250.00 |
| 681400.0000 | Insurance | 0.00 | 416.67 | 416.67 | 0.00 | 1,250.01 | 1,250.01 | 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 | 3,246.99 | 3,246.99 | 12,988.00 |
| Total Administrative | | <u>2,212.05</u> | <u>3,433.92</u> | <u>1,221.87</u> | <u>48,308.97</u> | <u>52,393.76</u> | <u>4,084.79</u> | <u>210,150.00</u> |
| Total Operating Expenses | | <u>44,531.44</u> | <u>35,154.72</u> | <u>(9,376.72)</u> | <u>119,904.95</u> | <u>149,206.26</u> | <u>29,301.31</u> | <u>605,400.00</u> |
| Net Operating Income/(Loss) | | <u>(44,547.50)</u> | <u>(35,154.72)</u> | <u>(9,392.78)</u> | <u>21,728.56</u> | <u>(7,981.26)</u> | <u>29,709.82</u> | <u>(40,500.00)</u> |
| Net Income/(Loss) | | <u>(44,547.50)</u> | <u>(35,154.72)</u> | <u>(9,392.78)</u> | <u>21,728.56</u> | <u>(7,981.26)</u> | <u>29,709.82</u> | <u>(40,500.00)</u> |

Capital Reserve Summary Report

The Strand HOA (8658)

Books = Accrual

For the period ending March 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 | 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 | (2,453.84) | (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 | 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 | (2,453.84) | 272,353.06 | (2,453.84) |
| Interest Income | 870000.4995 | 4,071.05 | 4,384.64 | 197.60 | 0.00 | 4,582.24 | 0.00 |
| | Grand Total: | 271,877.95 | 279,191.54 | 197.60 | (2,453.84) | 276,935.30 | (2,453.84) |