STRATHMORE RIVERSIDE VILLAS ASSOC., INC.

FINANCIAL STATEMENTS

Unaudited

for the Period Ending January 31, 2019

Accountant: Tina Haefele
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Property Manager: Justin Gonzalez
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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

Strathmore Riverside Villas Assoc., Inc
Balance Sheet

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	198,464.96
1020 · Reserve Accounts	475,528.38
1030 · Insurance Account	207,934.69
Total Checking/Savings	881,928.03
Accounts Receivable	
1040 · Assessment Receivable	19,561.77
Total Accounts Receivable	19,561.77
Other Current Assets	
1035 · Petty Cash	150.00
1041 · Allowance for Doubtful Accounts	(17,026.39)
1050 · Prepaid Insurance	105,431.21
1052 · Prepaid Flood Insurance	5,265.19
1055 · Prepaid Expenses	864.73
1210 · Utility Deposits	900.00
Total Other Current Assets	95,584.74
Total Current Assets	997,074.54
TOTAL ASSETS	**997,074.54**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,231.29
Total Accounts Payable	10,231.29
Other Current Liabilities	
3015 · Accrued Expense	196.00
3040 · Prepaid Assessments	58,475.03
3090 · Security Deposit	3,518.00
Total Other Current Liabilities	62,189.03
Total Current Liabilities	72,420.32
Long Term Liabilities	
3500 · Reserve Fund	475,528.38
Total Long Term Liabilities	475,528.38
Total Liabilities	547,948.70
Equity	
3990 · Operating Fund Balance	447,530.16
Net Income	1,595.68
Total Equity	449,125.84
TOTAL LIABILITIES & EQUITY	**997,074.54**

Strathmore Riverside Villas Assoc., Inc
Bank Account Report

	Jan 19
1010 · Checking	
1011 · Centennial Bank Oper**6315	208,955.24
1012 · Centennial Bank Oper ICS*315	57,961.36
1016 · Due to Insurance Sinking Fund	(207,934.69)
1019 · Due (to)/from Reserves	139,483.05
Total 1010 · Checking	198,464.96
1020 · Reserve Accounts	
1021 · Centennial Bank Res MM** 6323	869.75
1022 · Cadence Res MM**8117	115,051.16
1023 · Bank Ozarks Res MM**5582	150,021.68
1025 · Iberia Bank RES MM Acct**8969	99,068.84
1026 · Florida Community CD*9200	250,000.00
1029 · Due (to)/from Operating	(139,483.05)
Total 1020 · Reserve Accounts	475,528.38
1030 · Insurance Account	
1017 · Insurance Sinking Fund	207,934.69
Total 1030 · Insurance Account	207,934.69
TOTAL	881,928.03

Prepared By: Argus Property Management, Inc.

Strathmore Riverside Villas Assoc., Inc
Insurance Sinking Fund
As of January 31, 2019

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
1010 · Checking									(179,981.35)
1016 · Due to Insurance Sinking Fund									(179,981.35)
General Journal	01/31/2019			Due to Insurance		1017 · Insurance Sinking Fund		27,953.34	(207,934.69)
Total 1016 · Due to Insurance Sinking Fund							0.00	27,953.34	(207,934.69)
Total 1010 · Checking							0.00	27,953.34	(207,934.69)
TOTAL							0.00	27,953.34	(207,934.69)

Strathmore Riverside Villas Assoc., Inc
Reserve Report

	January-19		Year 2019 Total Alloc
3500 · Reserve Fund			
3610 · Deck Resurfacing			
3611 · Beg Bal - Deck Resurfacing	11,774.05		
3612 · Allocation - Deck Resurfacing	65.25	$	783.00
Total 3610 · Deck Resurfacing	11,839.30		
3615 · Pool Interior			
3616 · Beg Bal - Pool Interior	6,177.39		
3617 · Alloc - Pool Interior	266.92	$	3,203.00
Total 3615 · Pool Interior	6,444.31		
3620 · Pool Heater			
3621 · Beg Bal - Pool Heater	10,988.93		
3622 · Alloc - Pool Heater	184.08	$	2,209.00
Total 3620 · Pool Heater	11,173.01		
3625 · Exercise Equipment			
3626 · Beg Bal - Exercise Equipment	1,736.06		
3627 · Alloc - Exercise Equipment	96.33	$	1,156.00
3628 · Expense - Exercise Equipment	0.00		
3629 · Transfer - Exercise Equipment	0.00		
Total 3625 · Exercise Equipment	1,832.39		
3630 · Maint. Equip. & Bldg			
3631 · Beg Bal - Maint. Equip. & Bldg	10,061.18		
3632 · Allocation - Maint Equip & Bldg	(0.26)	$	(2.00)
3633 · Expense - Maint Equip & Bldg	0.00		
3634 · Transfer - Maint Equip & Bldg	0.00	(deposit Received for Shed)	
Total 3630 · Maint. Equip. & Bldg	10,060.92		
3640 · Fence			
3641 · Beg Bal - Fence	7,437.21		
3642 · Alloc - Fence	293.67	$	3,524.00
3643 · Exp - Fence	(645.00)		
3644 · Transfer - Fence	0.00		
Total 3640 · Fence	7,085.88		
3650 · Paving			
3651 · Beg Bal - Paving	182,301.36		
3652 · Allocation - Paving	2,482.58	$	29,791.00
3653 · Expense - Paving	0.00		
Total 3650 · Paving	184,783.94		
3660 · Painting			
3661 · Beg Bal - Painting	8,009.41		
3662 · Allocation - Painting	5,529.25	$	66,351.00
3663 · Expense - Painting	0.00		
Total 3660 · Painting	13,538.66		
3670 · AC Rec Bldg			
3671 · Beg Bal - AC Rec Bldg	695.11		
3672 · Allocation - AC Rec Bldg	266.17	$	3,194.00
3673 · Expense- AC Rec Bldg	0.00		
3674 · Transfer- AC Rec Bldg	0.00		
Total 3670 · AC Rec Bldg	961.28		

Strathmore Riverside Villas Assoc., Inc
Reserve Report

3680 · Clubhse Roof			
3681 · Beg Bal - Clubhse Roof	20,725.34		
3682 · Alloc - Clubhse Roof	146.75	$	1,761.00
Total 3680 · Clubhse Roof	20,872.09		
3690 · Clubhse Improvements			
3691 · Beg Bal - Clubhse Improvements	8,861.84		
3692 · Alloc - Clubhse Improvements	198.00	$	2,376.00
3693 · Exp - Clubhse Improvements	0.00		
3694 · Transfer - Clubhse Improvements	0.00		
Total 3690 · Clubhse Improvements	9,059.84		
3810 · Creek House Projects			
3811 · Beg Balance-Creek House Project	4,322.00		
3812 · Allocations-Creek House Project	347.50	$	4,170.00
Total 3810 · Creek House Projects	4,669.50		
3830 · Seawall & Marina Retaining Wall			
3831 · Beg Bal - Seawall & Marina Wall	120,568.11		
3832 · Alloc - Seawall & Marina Wall	0.00	$	10,416.00
3833 · Expense - Seawall & Marina Wall	0.00		
3834 · Transfer - Seawall & Marina Wall	0.00		
Total 3830 · Seawall & Marina Retaining Wall	120,568.11		
3840 · Sewer/Wtr Lines			
3841 · Beg Bal - Sewer/Wtr Lines	66,795.95		
3842 · Alloc - Sewer/Wtr Lines	307.42	$	3,689.00
3843 · Exp - Sewer/Wtr Lines	(1,890.00)		
Total 3840 · Sewer/Wtr Lines	65,213.37		
3860 · Marina/Docks			
3861 · Beg Bal - Marina/Docks	0.00		
3862 · Alloc- Marina/Docks	868.00	$	5,845.00
3863 · Exp- Marina/Docks	0.00		
3864 · Transfer - Marina/Docks	5,635.50		
Total 3860 · Marina/Docks	6,503.50		
3865 · Utility Carts			
3866 · Beg Bal - Utility Carts	480.05		
3867 · Alloc Utility Carts-	125.00	$	1,500.00
3868 · Exp - Utility Carts	0.00		
3869 · Transfer - Utility Carts	0.00		
Total 3865 · Utility Carts	605.05		
3890 · Reserve Interest			
3891 · Beg Bal - Interest	153.36		
3892 · Earned YTD - Interest	163.87		
3894 · Transferred - Interest	0.00		
Total 3890 · Reserve Interest	317.23		
Total 3500 · Reserve Fund	475,528.38		
TOTAL	**475,528.38**	**$**	**139,966.00**

2019 Total Allocations Received to Date:	11,176.66 (Includes Docks)	$	139,966.00
2019 Total Reserve Expenses to Date:	(2,535.00)		

Prepared By: Argus Property Management, Inc.

Strathmore Riverside Villas Assoc., Inc
Reserve Expenses & Transfers

Type	Date	Num	Name	Memo	Amount	Balance
3500 · Reserve Fund						
3625 · Exercise Equipment						
3628 · Expenses - Exercise Equipment						
General Journal	01/01/2019			Transfer to Beg Balance	7,863.94	7,863.94
Total 3628 · Expenses - Exercise Equipment					7,863.94	7,863.94
3629 · Transfer - Exercise Equipment						
General Journal	01/01/2019			Transfer to Beg Balance	(8,100.00)	(8,100.00)
Total 3629 · Transfer - Exercise Equipment					(8,100.00)	(8,100.00)
Total 3625 · Exercise Equipment					(236.06)	(236.06)
3630 · Maint. Equip. & Bldg						
3633 · Expense - Maint Equip & Bldg						
General Journal	01/01/2019			Transfer to Beg Balance	1,091.14	1,091.14
Total 3633 · Expense - Maint Equip & Bldg					1,091.14	1,091.14
3634 · Transfer - Maint Equip & Bldg						
General Journal	01/01/2019			Transfer to Beg Balance	(2,000.00)	(2,000.00)
Total 3634 · Transfer - Maint Equip & Bldg					(2,000.00)	(2,000.00)
Total 3630 · Maint. Equip. & Bldg					(908.86)	(908.86)
3640 · Fence						
3643 · Exp - Fence						
General Journal	01/01/2019			Transfer to Beg Balance	17,462.00	17,462.00
Bill	01/02/2019	010219	Sarasota Fence, Inc.	Inv Req 01/02/19 Gate Repair	(645.00)	16,817.00
Total 3643 · Exp - Fence					16,817.00	16,817.00
3644 · Transfer - Fence Reserve						
General Journal	01/01/2019			Transfer to Beg Balance	(17,000.00)	(17,000.00)
Total 3644 · Transfer - Fence Reserve					(17,000.00)	(17,000.00)
Total 3640 · Fence					(183.00)	(183.00)
3650 · Paving						
3653 · Expense - Paving						
General Journal	01/01/2019			Transfer to Beg Balance	7,290.00	7,290.00
Total 3653 · Expense - Paving					7,290.00	7,290.00
Total 3650 · Paving					7,290.00	7,290.00
3660 · Painting						
3663 · Expense - Painting						
General Journal	01/01/2019			Transfer to Beg Balance	64,237.00	64,237.00
Total 3663 · Expense - Painting					64,237.00	64,237.00
Total 3660 · Painting					64,237.00	64,237.00
3670 · AC Rec Bldg						
3673 · Exp - AC Rec Bldg						
General Journal	01/01/2019			Transfer to Beg Balance	7,725.00	7,725.00
Total 3673 · Exp - AC Rec Bldg					7,725.00	7,725.00
3674 · Trans - Prior Yr Surplus						
General Journal	01/01/2019			Transfer to Beg Balance	(3,000.00)	(3,000.00)
Total 3674 · Trans - Prior Yr Surplus					(3,000.00)	(3,000.00)
Total 3670 · AC Rec Bldg					4,725.00	4,725.00
3690 · Clubhse Improvements						
3693 · Exp - Clubhse Improvements						
General Journal	01/01/2019			Transfer to Beg Balance	25,594.53	25,594.53
Total 3693 · Exp - Clubhse Improvements					25,594.53	25,594.53
3694 · Transfer - Clubhse Improvements						
General Journal	01/01/2019			Transfer to Beg Balance	(31,181.41)	(31,181.41)
Total 3694 · Transfer - Clubhse Improvements					(31,181.41)	(31,181.41)
Total 3690 · Clubhse Improvements					(5,586.88)	(5,586.88)
3830 · Seawall & Marina Retaining Wall						
3834 · Transfer -Seawall & Marina Wall						
General Journal	01/01/2019			Transfer to Beg Balance	(33,000.00)	(33,000.00)
Total 3834 · Transfer -Seawall & Marina Wall					(33,000.00)	(33,000.00)
Total 3830 · Seawall & Marina Retaining Wall					(33,000.00)	(33,000.00)

Strathmore Riverside Villas Assoc., Inc
Reserve Expenses & Transfers

Type	Date	Num	Name	Memo	Amount	Balance
3840 · Sewer/Wtr Lines						
3843 · Exp - Sewer/Wtr Lines						
General Journal	01/01/2019			Transfer to Beg Balance	8,604.00	8,604.00
Bill	01/08/2019	158604	Badger Bob's Plumbing	Inv #158604 Plumbing Repairs - Leak Re	(1,890.00)	6,714.00
Total 3843 · Exp - Sewer/Wtr Lines					6,714.00	6,714.00
Total 3840 · Sewer/Wtr Lines					6,714.00	6,714.00
3860 · Marina/Docks						
3863 · Exp - Marina/Docks						
General Journal	01/01/2019			Transfer to Beg Balance	67,331.00	67,331.00
Total 3863 · Exp - Marina/Docks					67,331.00	67,331.00
3864 · Transfer - Marina/Docks						
General Journal	01/01/2019			Transfer to Beg Balance	(37,962.64)	(37,962.64)
General Journal	01/31/2019			Transfer to Dock Allocation/Dock Income	5,635.50	(32,327.14)
Total 3864 · Transfer - Marina/Docks					(32,327.14)	(32,327.14)
Total 3860 · Marina/Docks					35,003.86	35,003.86
3890 · Reserve Interest						
3894 · Transfer - Interest						
General Journal	01/01/2019			Transfer to Beg Balance	1,920.06	1,920.06
Total 3894 · Transfer - Interest					1,920.06	1,920.06
Total 3890 · Reserve Interest					1,920.06	1,920.06
Total 3500 · Reserve Fund					79,975.12	79,975.12
TOTAL					**79,975.12**	**79,975.12**

Strathmore Riverside Villas Assoc., Inc
Profit & Loss Budget vs. Actual

	Jan 19	Budget	$ Over Budget
Income			
5010 · Assessments	106,759.34	106,463.00	296.34
5015 · Reserve Assessment Income	11,176.66	11,176.66	0.00
5030 · Sales & Lease Fees	400.00	333.34	66.66
5035 · Advertising Income	391.40	375.00	16.40
5040 · Other	624.43	125.00	499.43
5050 · Interest	43.12	41.66	1.46
5060 · Marina/Docks	5,635.50	487.09	5,148.41
5073 · Creekhouse Income	1,100.00	1,100.00	0.00
Total Income	126,130.45	120,101.75	6,028.70
Gross Profit	126,130.45	120,101.75	6,028.70
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	17,216.00	16,759.34	456.66
7115 · Lawn & Ground Supplies	0.00	166.66	(166.66)
7130 · Mulch/Ground Cover	1,350.00	2,500.00	(1,150.00)
7135 · Plants/Shrubs/Trees	2,209.00	583.34	1,625.66
7137 · Sod Replacement	315.00	291.66	23.34
7140 · Tree Trimming	1,350.00	3,333.34	(1,983.34)
7150 · Sprinkler/Irrigation Contract	0.00	500.00	(500.00)
7195 · Equipment / Maint	50.00	83.34	(33.34)
Total 7100 · Grounds	22,490.00	24,217.68	(1,727.68)
7200 · Building Maintenance			
7210 · General Maintenance	289.20	833.34	(544.14)
7220 · Termite Control	0.00	250.00	(250.00)
7250 · Creekhouse Expense	10.13	0.00	10.13
7280 · A/C Service/Maint	442.00	83.34	358.66
Total 7200 · Building Maintenance	741.33	1,166.68	(425.35)
7300 · Swimming Pool			
7310 · Pool Contract/Supplies/Repairs	404.61	541.66	(137.05)
Total 7300 · Swimming Pool	404.61	541.66	(137.05)
7400 · Rec Facilities			
7410 · Rec Utilities	1,115.26	1,000.00	115.26
7420 · Pest Service	0.00	133.34	(133.34)
7440 · Rec Facililty Maint/Supply	715.67	416.66	299.01
7450 · Exercise Equip Maintenance	0.00	43.34	(43.34)
Total 7400 · Rec Facilities	1,830.93	1,593.34	237.59

Strathmore Riverside Villas Assoc., Inc
Profit & Loss Budget vs. Actual

	Jan 19	Budget	$ Over Budget
7500 · Utilities			
7510 · Water	7,379.12	7,083.34	295.78
7515 · Sewer	13,028.93	10,833.34	2,195.59
7520 · Electric	536.61	558.34	(21.73)
7525 · Electric - Maintenance Shed	18.56	41.66	(23.10)
7530 · Cable TV	13,321.00	13,480.00	(159.00)
Total 7500 · Utilities	34,284.22	31,996.68	2,287.54
7700 · Payroll			
7710 · Contract Services	3,392.30	4,056.66	(664.36)
7720 · Contract Labor	5,590.30	5,723.34	(133.04)
7730 · Contract Service Taxes/Insuranc	2,347.14	2,197.25	149.89
Total 7700 · Payroll	11,329.74	11,977.25	(647.51)
7800 · Administration			
7810 · Insurance - Property	26,368.67	27,420.75	(1,052.08)
7812 · Insurance - Flood	1,584.67	1,616.34	(31.67)
7820 · Legal/Professional	1,803.60	2,083.34	(279.74)
7835 · Fees, Dues, License	1,344.00	166.66	1,177.34
7840 · Income Tax	0.00	41.66	(41.66)
7845 · Property Tax	0.00	250.00	(250.00)
7850 · Advertising	175.00	166.66	8.34
7870 · Management Fee	2,782.67	2,757.66	25.01
7875 · Telephone	540.20	500.00	40.20
7880 · Office Supplies, Postage, etc.	1,209.64	1,000.00	209.64
7885 · Bank Service Charge	0.00	25.00	(25.00)
7890 · Bad Debt Expense	833.33	833.34	(0.01)
7895 · Contingency	0.00	83.34	(83.34)
7899 · Reserve Transfer	11,176.66	11,176.66	0.00
Total 7800 · Administration	47,818.44	48,121.41	(302.97)
7900 · TRANSFER			
7935 · Transfer Marina/Docks	5,635.50	487.09	5,148.41
Total 7900 · TRANSFER	5,635.50	487.09	5,148.41
Total 7000 · Disbursements	124,534.77	120,101.79	4,432.98
Total Expense	124,534.77	120,101.79	4,432.98
Net Income	**1,595.68**	**(0.04)**	**1,595.72**