

**The Strand Master Property Owners Association - Proposed Budget 2016
Issued 9-21-2015 - Rev 0A**

Acct #	Account Name	Budget 2014	Budget 2015	Est. EOY 2015	Notes	Proposed Budget 2016
Revenue:						
411	Maintenance Income	922,350	1,008,149			1,394,250
454	Miscellaneous Income					
455	Interest Income					
460	Late Fees					
	Total Revenue	922,350	1,008,149			1,394,250
Maintenance and Operations:						
504	Primary Road Irrigation	3,800	4,000	7,415		8,000
505	Public Road Irrigation	500	500	433		500
508	Cable Television	468,770	405,335	398,558	1	793,170
509	Christmas Décor	15,000	15,000	15,000		12,000
510	Signage	1,000	500	0		500
540	Primary Road Tree Trimming				2	18,000
541	Primary Road Sidewalk Power Wash				2	6,000
542	Primary Road ROW maintenance	178,790	183,162	183,213		170,406
543	Public Up-lighting	1,500	2,000	1,678		2,000
545	Public Road ROW Maintenance	27,332	40,326	33,446		34,855
546	Public Roadway Tree Trimming				2	1,500
547	Public Roadway Sidewalk Power Wash				2	1,000
551	Primary Road Street Lighting	26,500	24,640	29,897		28,800
553	Primary Road Street Sweeping	500	1,000	500		1,000
554	Public Street Lights	2,200	1,500	2,026		2,400
555	Landscape Replacement	5,000	20,000	0		5,000
556	Landscape (not shared)	2,500	5,500	16,135	3	30,000
558	Electric (non-shared)	5,000	6,360	3,335	4	600
559	Billing of Shared Expenses	(67,435)	(75,015)			(77,106)
	Total Maintenance and Operations	670,956	634,807			1,038,624
Environmental Management:						
606	Lakes & Water management	30,000	22,814	25,240	5	27,700
607	Irrigation (electric) & Reporting	13,500	15,000	12,675		13,600
618	Preserves Maintenance incl I-75	38,850	31,000	30,250	6	25,000
619	Berm Maintenance at Eden, Trophy Clu	3,500	4,200	5,925		5,000
669	Billing of Shared Expenses	(30,371)	(24,038)			(24,985)
	Total Environmental Management	55,480	48,976			46,315

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Security:						
702	Water/Sewer- Guardhouse	1,000	1,000	856		1,000
705	Telephone-Guardhouse	2,000	2,000	2,138		2,000
707	Custodial- Guardhouse	1,600	1,600	1,225		1,600
710	Pest Control-Guardhouse	500	500	243		500
720	Security Contract	178,500	183,750	163,054	7	171,000
740	Electricity-Guardhouse	2,100	2,200	2,086		2,200
745	Guardhouse Supplies	1,500	3,000	1,343		3,000
746	Gate Access Software	750	2,000	1,018		2,000
750	Guardhouse Structural Repairs	500	1,000	1,481		1,000
752	Non Shared Gate Repairs (back)	1,000	3,000	381		3,000
753	Gate Repairs (front)	4,000	6,000	6,293		6,000
775	Bar Code Decals	2,500	3,000	2,702		3,000
799	Billing of Shared Expenses	(18,970)	(19,805)			(18,530)
	Total Security	176,980	189,245			177,770
Administrative:						
801	Records Storage	-	-	-		-
802	Office Supplies	1,500	500	0		500
803	Miscellaneous Expense	5,000	5,000	4,592		5,000
804	Postage	600	300	326		300
809	Legal	3,000	10,000	15,195		5,000
810	Engineering	1,000	1,000	1,000		1,000
812	Telephone	-	-	-		-
814	Management Fees	38,533	39,000	38,996		40,500
815	Cable Consultant Fee	-	16,080	16,080		16,080
820	Insurance Property /Casualty	6,800	6,800	6,165		7,200
822	Insurance Liability	1,500	1,500	2,100		2,500
840	Taxes	250	250	250		250
899	Contingency	2,987	6,691	2,600		8,211
	CPA Financial Audit 2014		5,000	4,669		0
900	Reserve Contribution	12,765	78,000	78,000	8	90,000
	Total Administrative	73,935	170,121			176,541
	Total Expenses	977,350	1,043,149			1,439,250
	Net Carryforward from previous Yr.	55,000	20,000		9	45,000
	Contribution from Capital Fund	-	15,000			-
	Total Budget Expense	922,350	1,008,149			1,394,250
	Total maintenance fees divided by 1072.5 divided by 4 quarters	215	235		10	325.00

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Capital Account Reconciliation and Funding

<u>Future Payment</u>	Account Total as of 8-31-2015	3,001
Anticipated Income to EOY		14,000
Estimated Income for 2016	11	<u>36,000</u>
		53,001
<u>Future Projects</u>		
Landscape - Rework old medians 2016 (estimated) (Use \$20K from Operating acct. 556 + \$55K from Capital)		75,000

NOTES:

- 1 508 -New Comcast Bulk Video Contract and Bulk Internet
- 2 540-1,546-7 - Tree trimming and power washing previously included in roadway maintenance account
- 3 556- Includes 20 K for future median renovations
- 4 557- Cost for north gate only - Street Lights now maintained by Talis Park
- 5 606 - Change in contract price for lake maintenance for 36 treatments per year
- 6 618 - Eliminated of treatment of I-75 berm area.
- 7 720- New Gate House personnel contract
- 8 900-Reserve funding includes perimeter wall/fencing and Ashford Lane paving and sidewalk maintenance
- 9 Estimated carry-forward of net bank operating account balance based on 8-31-15 Financial report
- 10 Quarterly Fee without bulk internet would be approximately 235 per quarter
- 11 Capital Est. based on 6 units on average per month at \$500 per unit