

The Strand Master Property Owners Association - Proposed Budget 2017
Issued 9-9-2016 - (Rev 0)

Acct #	Account Name	Budget 2015	Budget 2016	EOY 2016	Notes	Proposed Budget 2017
Revenue:						
411	Maintenance Income	1,008,149	1,394,250			1,394,900
454	Miscellaneous Income					
455	Interest Income					
460	Late Fees					
	Total Revenue	1,008,149	1,394,250			1,394,900
Maintenance and Operations:						
504	Primary Road Irrigation	4,000	8,000	5,662		10,000 Incl. 6K for Irrigation Repairs on Strand Blvd.
505	Public Road Irrigation	500	500	2,804		3,500 Incl. est well pump or control replacement
508	Cable Television	405,335	793,170	744,677	1	757,745 Incl. Video+Internet - 3% increase Video only 2017
509	Christmas Décor	15,000	12,000	12,200		12,000
510	Signage	500	500	817		500
540	Primary Road Tree Trimming		18,000	11,950	2	12,400 Palm Trim only this year (2x)+ 1000 misc.
541	Primary Road Sidewalk Power Wash		6,000	10,700	2	5,800 Power wash Strand Blvd. only - Ashford Lane acct 556
542	Primary Road ROW maintenance	183,162	170,406	167,198		168,332 2% incr. LF per contract, + 4K misc
543	Public Up-lighting	2,000	2,000	952		1,000 New LED lights - lower energy cost
545	Public Road ROW Maintenance	40,326	34,855	33,769		32,855 2% incr. LF, trash pickup - \$3K misc landscaping
546	Public Roadway Tree Trimming		1,500	1,725	2	4,400 Palm Trim annually (2x)+ 1000 misc.
547	Public Road Sidewalk Power Wash		1,000	3,600	2	2,000 Minor incr. from 2016
551	Primary Road Street Lighting	24,640	28,800	30,509		32,000 Incr. from 2016
553	Primary Road Street Sweeping	1,000	1,000	0		1,800 Done twice per year -Nov/May
554	Public Street Lights	1,500	2,400	1,644		2,500
555	Landscape Replacement	20,000	5,000	3,118		7,500 For replacement of any dead plants
556	Landscape (not shared)	5,500	30,000	88,643	3	10,000 \$7K for misc new Plants + \$3K for Ashford Lane power wash
558	Electric (non-shared)	6,360	600	238	4	600 Back Gate power only - Ashford lights in 551
559	Billing of Shared Expenses	(75,015)	(77,106)			(77,782)
	Total Maintenance and Operations	634,807	1,038,624			987,151
Environmental Management:						
606	Lakes & Water management	22,814	27,700	39,540	5	39,524 New Contract - incl. 3% incr Feb 2017+ 5K for Lake Bank plants
607	Irrigation (electric) & Reporting	15,000	13,600	11,029		14,000 Minor incr. from 2016
618	Preserves Maintenance incl I-75	31,000	25,000	28,750	6	26,000 0% incl preserve maintenance + one time I-75 (\$3000)
619	Berm Maintenance at Eden,Trophy Clut	4,200	5,000	9,125		5,500 Minor incr. from 2016
669	Billing of Shared Expenses	(24,038)	(24,985)			(31,968)
	Total Environmental Management	48,976	46,315			53,056

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Security:						
702	Water/Sewer- Guardhouse	1,000	1,000	828		1,000
705	Telephone-Guardhouse	2,000	2,000	2,321		2,500 Minor incr. from 2016
707	Custodial- Guardhouse	1,600	1,600	1,200		1,600
710	Pest Control-Guardhouse	500	500	331		500
720	Security Contract	183,750	171,000	173,365	7	185,700 5% increase over EOY, \$3K misc
740	Electricity-Guardhouse	2,200	2,200	2,133		2,300
745	Guardhouse Supplies	3,000	3,000	2,587		3,000
746	Gate Access Software	2,000	2,000	1,000		1,500
750	Guardhouse Structural Repairs	1,000	1,000	1,647		2,000 Minor incr. from 2016
752	Non Shared Gate Repairs (back)	3,000	3,000	2,633		3,000
753	Gate Repairs (front)	6,000	6,000	6,385		6,500 Minor incr. from 2016
775	Bar Code Decals	3,000	3,000	2,787		3,500 Minor incr. from 2016
799	Billing of Shared Expenses	(19,805)	(18,530)			(20,185)
	Total Security	189,245	177,770			192,915
Administrative:						
801	Records Storage	-	-	-		-
802	Office Supplies	500	500	60		300
803	Miscellaneous Expense	5,000	5,000	4,784		5,000 Includes WebSite cost \$ 1 K
804	Postage	300	300	185		300
808	Accounting	0	0	0		0
809	Legal	10,000	5,000	3,763		5,000 Est. minor legal w/ Club (Cost share)
810	Engineering	1,000	1,000	1,000		1,000
812	Telephone	-	-	-		-
814	Management Fees	39,000	40,500	40,500		41,025
815	Cable Consultant Fee	16,080	16,080	18,199		19,837 Incr. - benchmark \$32.95 * 3% 2016 - now both 3% increase 2017
817	Loan Interest	-	-	-		-
820	Insurance Property /Casualty	6,800	7,200	6,644		7,500
822	Insurance Liability	1,500	2,500	0		0 Included in acct 820
840	Taxes	250	250	250		250
899	Contingency	6,691	8,211	2,800		10,567 Adjusted to account for \$325 fee
	CPA Financial Audit 2014	5,000	0	0		0
900	Reserve Contribution	78,000	90,000	90,000	8	96,000 Reserve-incl Ashford Lane pavement+sidewalk
	Total Administrative	170,121	176,541			186,779
	Total Expenses	1,043,149	1,439,250			1,419,900
	Net Carryforward from previous Yr.	20,000	45,000		9	25,000 Does not incl. \$29 K accrued for January 2016 internet cost not invoiced
	Contribution from Capital Fund	15,000	-			- Note: Est. Carryover as of 8/2016 = \$31 K with accrued amount
	Total Budget Expense	1,008,149	1,394,250			1,394,900
	Total maintenance fees divided by 1073 divided by 4 quarters	235	325		10	325.00

**The Strand Master Property Owners Association - Adopted Budget 2017
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Capital Account Reconciliation and Funding

Estimated EOY 2016		17,050
Anticipated payments 2017		24,000
	Total EOY 2017	41,050
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Future Projects		
Back Gate - Automatic sliding Fence closure		25,000 Est.

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 monies for Ashford Lane sidewalk powerwash - not shared
- 4 558- Cost for north gate only - Veteran Pkwy Street Lights now maintained by Talis Park
- 5 606 - Change in contract price for lake maintenance for 36 treatments per year
- 6 618 - Eliminated quarterly 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 8-31-16 Financial report
- 10 Account for new house SFHOA - 1073 total units 2017 forward