

**The Strand Master Property Owners Association - Proposed Budget 2018**  
**Issued 9-6-2017 - (Rev 0) Updated 9-27-17**

Acct #	Account Name	Budget 2016	Budget 2017	Aug Est EOY 2017	EOY Notes	Proposed Budget 2018	
<b>Revenue:</b>							
411	Maintenance Income	1,394,250	1,394,900			1,394,900	
454	Miscellaneous Income						
455	Interest Income						
460	Late Fees						
	<b>Total Revenue</b>	<b>1,394,250</b>	<b>1,394,900</b>			<b>1,394,900</b>	
<b>Maintenance and Operations:</b>							
504	Primary Road Irrigation	8,000	10,000	6,396		10,000	Incl. 6K for Irrigation Repairs on Strand Blvd.
505	Public Road Irrigation	500	3,500	1,645		3,000	Incl. est well pump and/or control repair-Minor decrease
508	Cable Television	793,170	757,745	785,663	1	779,271	Incl. Video+Internet - 3% increase Both in 2018
509	Christmas Décor	12,000	12,000	12,140		13,000	Minor increase from 2017
510	Signage	500	500	354		500	
540	Primary Road Tree Trimming	18,000	12,400	14,929		18,125	Palm Trim this year (2x)+ Hardwoods+ \$3K misc.
541	Primary Road Sidewalk Power Wash	6,000	5,800	5,800		6,200	Power wash Strand Blvd. only - Ashford Lane acct 556
542	Primary Road ROW maintenance	170,406	168,332	176,056	2	173,613	2% incr. LF per contract, + \$5K misc
543	Public Up-lighting	2,000	1,000	3,340	3	3,000	Incl \$2K Repair of uplights
545	Public Road Maintenance	34,855	32,855	32,948	2	33,407	2% incr. LF, trash pickup - \$4K misc landscaping
546	Public Roadway Tree Trimming	1,500	4,400	5,106		5,240	Palm Trim annually (2x)+ Hardwoods + \$1K misc.
547	Public Road Sidewalk Power Wash	1,000	2,000	1,800		2,200	Minor incr. from 2017
551	Primary Road Street Lighting	28,800	32,000	32,966		33,000	Incr. from 2017
553	Primary Road Street Sweeping	1,000	1,800	900		1,800	Done twice per year -Nov/May
554	Public Street Lights	2,400	2,500	1,891		2,000	Minor decrease from 2017
555	Landscape Replacement	5,000	7,500	4,598		10,000	For replacement of any dead plants+Front Gate median plants
556	Landscape (not shared)	30,000	10,000	4,791		7,000	Ashford Lane power wash+ \$5K +Cap Fund for Misc. Plantings
558	Electric (non-shared)	600	600	194		600	Back Gate power only - Ashford lights in 551
559	Billing of Shared Expenses	(77,106)	(77,782)			(83,013)	
	<b>Total Maintenance and Operations</b>	<b>1,038,624</b>	<b>987,151</b>			<b>1,018,942</b>	
<b>Environmental Management:</b>							
606	Lakes & Water management	27,700	39,524	42,890	4	41,608	Incl. 3% incr Feb 2018+ \$7K for Lake Bank plants
607	Irrigation (electric) & Reporting	13,600	14,000	24,244	5	12,750	Incl \$2 K misc
618	Preserves Maintenance incl I-75	25,000	26,000	28,750		26,000	0% incl preserve maintenance + one time I-75 (\$3000)
619	Berm Maintenance at Eden,Trophy Club	5,000	5,500	8,600		5,500	
669	Billing of Shared Expenses	(24,985)	(31,968)			(33,114)	
	<b>Total Environmental Management</b>	<b>46,315</b>	<b>53,056</b>			<b>52,743</b>	

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<b>Security:</b>							
702	Water/Sewer- Guardhouse	1,000	1,000	1,048		1,000	
705	Telephone-Guardhouse	2,000	2,500	2,616		2,750	Minor increase from 2017
707	Custodial- Guardhouse	1,600	1,600	1,200		1,400	Minor decrease from 2017
710	Pest Control-Guardhouse	500	500	401		500	
720	Security Contract	171,000	185,700	169,961	6	182,550	5% increase over EOY+ \$3K misc
740	Electricity-Guardhouse	2,200	2,300	2,076		2,250	
745	Guardhouse Supplies	3,000	3,000	1,969		2,500	Minor decrease from 2017
746	Gate Access Software	2,000	1,500	500		1,000	Minor decrease from 2017
750	Guardhouse Structural Repairs	1,000	2,000	5,194	7	2,000	
752	Non Shared Gate Repairs (back)	3,000	3,000	2,562	8	2,500	Minor decrease from 2017
753	Gate Repairs (front)	6,000	6,500	10,876	8	6,500	
775	Bar Code Decals	3,000	3,500	2,156		3,000	Minor decrease from 2017
799	Billing of Shared Expenses	(18,530)	(20,185)			(19,845)	
	<b>Total Security</b>	<b>177,770</b>	<b>192,915</b>			<b>188,105</b>	
<b>Administrative:</b>							
802	Office Supplies	500	300				Incl in 802
803	Miscellaneous Expense	5,000	5,000	5,153		6,000	Includes WebSite cost \$ 1 K
804	Postage	300	300	191		300	
808	Accounting	0	0	0		0	
809	Legal	5,000	5,000	675		2,500	Est. minor Legal
810	Engineering	1,000	1,000	1,000		1,000	Est. minor Engr.
812	Telephone	-	-	-		-	
814	Management Fees	40,500	41,025	41,015		42,600	5% increase in March 2018 thru 2020
815	Cable Consultant Fee	16,080	19,837	19,644		20,283	25% of savings over benchmark \$32.95 incl/ 3% per year
820	Insurance Property /Casualty	7,200	7,500	6,708		7,500	Minor increase from 2017-Incls D&O Insurance
822	Insurance Liability	2,500					
840	Taxes	250	250	250		250	
899	Contingency	8,211	10,567	3500		13,677	Adjusted to account for \$325 fee
	CPA Financial Audit 2014	0	0			0	
900	Reserve Contribution	90,000	96,000	96,000		90,000	Reduced per Reserve Schedule-Incl interest from CD
	<b>Total Administrative</b>	<b>176,541</b>	<b>186,779</b>			<b>184,110</b>	
	<b>Total Expenses</b>	<b>1,439,250</b>	<b>1,419,900</b>			<b>1,443,900</b>	
	Net Carryforward from previous Yr.	45,000	25,000			49,000	Incl. \$29 K accrued for January 2016 internet cost withheld
	Contribution from Capital Fund	-	-			-	Total est Carryover = 70% of \$ 70K total
	<b>Total Budget Expense</b>	<b>1,394,250</b>	<b>1,394,900</b>			<b>1,394,900</b>	
	Total maintenance fees divided by 1073						
	divided by 4 quarters	<b>325</b>	<b>325.00</b>			<b>325.00</b>	

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**Capital Account Reconciliation and Funding**

<b>Estimated EOY 2017</b>	19,635
Anticipated payments 2018	<u>24,000</u>
	<b>43,635</b>
<b>Future Projects</b>	
Plantings along Stand Blvd sidewalk areas	30,000
	Partial for Yr

MONTHLY BILLING 2018		
Fee = \$325 per quarter	units	Quarterly
Cypress Cove	92	29,900
Feather Sound	64	20,800
Grande Reserve	84	27,300
Sawgrass	29	9,425
Eden	55	17,875
SFHOA	121	39,325
Clubsides	125	40,625
Ana'a Place	32	10,400
Turnberry	32	10,400
Trophy Club	88	28,600
Wedgewood	153	49,725
Pinnacle	112	36,400
The Links	54	17,550
Mango Cay I	3	975
Mango Cay II	29	9,425
Total=	<u>1,073</u>	<u>348,725</u>
	Yearly	1,394,900

**NOTES:**

- 1 508-Accrued Jan 2016 no internet charge, Incl credit for overcharges  
9/1/15 Internet Agreement signed 11/4/15 - 90days clause for charges
- 2 542.545- 2% increase Oct per contract
- 3 543-Monies for repair of uplights
- 4 606 - Incls cost of lake bank "littoral" plants
- 5 607- Incls cost of new lake fountain in maintenance lake
- 6 720- New Gate House personnel contract
- 7 750-Incls new A/C for gate house
- 8 753,752-included new Cameras and DVR