

*Strand Master Property Owners Association, Inc.*

---

Dear Presidents and Neighborhood Representatives:

Enclosed is a copy of the 2018 Budget and 2018 Reserve Schedule adopted at our November 8, 2017 Board Meeting.

The Adopted Budget reflects a \$325.00 quarterly assessment for 2018 which will be shown on your January 2018 invoice.

Please note that all assessment fees are due within 30 days from the first day of each quarter. We will send you or your Property Management a reminder of when it is due. Sometimes the courtesy invoice may get lost in the mail and/or may not be received. Therefore, please remember it is each Neighborhood Association's responsibility to ensure that the assessments are received on-time, regardless if an invoice is received or not, to avoid any late fees being imposed.

As in the past, the Board is committed to managing our Association in a way that maintains the beauty and structural soundness of the community in a cost-effective and fiscally prudent manner. We believe our 2018 budget accomplishes these goals.

Regards,

Strand Master POA  
Board of Directors  
November 14, 2017

**The Strand Master Property Owners Association - Adopted Budget 2018**  
**Issued 9-6-2017 - (Rev 0) Updated 9-27-17 -**  
**Adopted 11-8-2017**

Acct #	Account Name	Budget 2015	Budget 2016	Budget 2017	Aug Est EOY 2017	EOY Notes	Budget 2018
<b>Revenue:</b>							
411	Maintenance Income	1,008,149	1,394,250	1,394,900			1,394,900
454	Miscellaneous Income						
455	Interest Income						
460	Late Fees						
	<b>Total Revenue</b>	<b>1,008,149</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	4,000	8,000	10,000	6,396		10,000
505	Public Road Irrigation	500	500	3,500	1,645		3,000
508	Cable Television	405,335	793,170	757,745	785,663	1	779,271
509	Christmas Décor	15,000	12,000	12,000	12,140		13,000
510	Signage	500	500	500	354		500
540	Primary Road Tree Trimming		18,000	12,400	14,929		18,125
541	Primary Road Sidewalk Power Wash		6,000	5,800	5,800		6,200
542	Primary Road ROW maintenance	183,162	170,406	168,332	176,056	2	173,613
543	Public Up-lighting	2,000	2,000	1,000	3,340	3	3,000
545	Public Road ROW Maintenance	40,326	34,855	32,855	32,948	2	33,407
546	Public Roadway Tree Trimming		1,500	4,400	5,106		5,240
547	Public Road Sidewalk Power Wash		1,000	2,000	1,800		2,200
551	Primary Road Street Lighting	24,640	28,800	32,000	32,966		33,000
553	Primary Road Street Sweeping	1,000	1,000	1,800	900		1,800
554	Public Street Lights	1,500	2,400	2,500	1,891		2,000
555	Landscape Replacement	20,000	5,000	7,500	4,598		10,000
556	Landscape (not shared)	5,500	30,000	10,000	4,791		7,000
558	Electric (non-shared)	6,360	600	600	194		600
559	Billing of Shared Expenses	(75,015)	(77,106)	(77,782)			(83,013)
	<b>Total Maintenance and Operations</b>	<b>634,807</b>	<b>1,038,624</b>	<b>987,151</b>			<b>1,018,942</b>
<b>Environmental Management:</b>							
606	Lakes & Water management	22,814	27,700	39,524	42,890	4	41,608
607	Irrigation (electric) & Reporting	15,000	13,600	14,000	24,244	5	12,750
618	Preserves Maintenance incl I-75	31,000	25,000	26,000	28,750		26,000
619	Berm Maintenance at Eden, Trophy Club	4,200	5,000	5,500	8,600		5,500
669	Billing of Shared Expenses	(24,038)	(24,985)	(31,968)			(33,114)
	<b>Total Environmental Management</b>	<b>48,976</b>	<b>46,315</b>	<b>53,056</b>			<b>52,743</b>

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

Acct #	Account Name	Budget 2015	Budget 2016	Budget 2017	Aug Est EOY 2017	EOY Notes	Budget 2018
<b>Security:</b>							
702	Water/Sewer- Guardhouse	1,000	1,000	1,000	1,048		1,000
705	Telephone-Guardhouse	2,000	2,000	2,500	2,616		2,750
707	Custodial- Guardhouse	1,600	1,600	1,600	1,200		1,400
710	Pest Control-Guardhouse	500	500	500	401		500
720	Security Contract	183,750	171,000	185,700	169,961	6	182,550
740	Electricity-Guardhouse	2,200	2,200	2,300	2,076		2,250
745	Guardhouse Supplies	3,000	3,000	3,000	1,969		2,500
746	Gate Access Software	2,000	2,000	1,500	500		1,000
750	Guardhouse Structural Repairs	1,000	1,000	2,000	5,194	7	2,000
752	Non Shared Gate Repairs (back)	3,000	3,000	3,000	2,562	8	2,500
753	Gate Repairs (front)	6,000	6,000	6,500	10,876	8	6,500
775	Bar Code Decals	3,000	3,000	3,500	2,156		3,000
799	Billing of Shared Expenses	(19,805)	(18,530)	(20,185)			(19,845)
	<b>Total Security</b>	<b>189,245</b>	<b>177,770</b>	<b>192,915</b>			<b>188,105</b>
<b>Administrative:</b>							
802	Office Supplies	500	500	300			
803	Miscellaneous Expense	5,000	5,000	5,000	5,153		6,000
804	Postage	300	300	300	191		300
808	Accounting	0	0	0	0		0
809	Legal	10,000	5,000	5,000	675		2,500
810	Engineering	1,000	1,000	1,000	1,000		1,000
812	Telephone	-	-	-	-		-
814	Management Fees	39,000	40,500	41,025	41,015		42,600
815	Cable Consultant Fee	16,080	16,080	19,837	19,644		20,283
820	Insurance Property /Casualty	6,800	7,200	7,500	6,708		7,500
822	Insurance Liability	1,500	2,500				
840	Taxes	250	250	250	250		250
899	Contingency	6,691	8,211	10,567	3500		13,677
	CPA Financial Audit 2014	5,000	0	0			0
900	Reserve Contribution	78,000	90,000	96,000	96,000		90,000
	<b>Total Administrative</b>	<b>170,121</b>	<b>176,541</b>	<b>186,779</b>			<b>184,110</b>
	<b>Total Expenses</b>	<b>1,043,149</b>	<b>1,439,250</b>	<b>1,419,900</b>			<b>1,443,900</b>
	Net Carryforward from previous Yr.	20,000	45,000	25,000			<b>49,000</b>
	Contribution from Capital Fund	15,000	-	-			-
	<b>Total Budget Expense</b>	<b>1,008,149</b>	<b>1,394,250</b>	<b>1,394,900</b>			<b>1,394,900</b>
	Total maintenance fees divided by 1073 for 2018 divided by 4 quarters	<b>235</b>	<b>325</b>	<b>325</b>			<b>325.00</b>

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

**Capital Account Reconciliation and Funding**

<b>Estimated EOY 2017</b>	19,635
Anticipated payments 2018	24,000
	<u>43,635</u>

**Future Projects**

Plantings along Stand Blvd sidewalk areas	30,000
	Partial for Yr

**Notes to EOY 2017**

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

**ASSESSMENT 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
Clubside	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
<b>Total=</b>	<b>1,073</b>	<b>\$348,725</b>
	Yearly	\$1,394,900



**RESERVE SCHEDULE - STRAND MASTER ASSOCIATION**

**For 2018**

**Notes to Reserve Schedule:**

**Note 1:** The total is 10,250 linear feet gate to gate shared with the Club.  
 Assumed repavement cost for 2" layer on good base, based on recent front gate repair.  
 2015 Incr. cost for inflation to \$1.6 - was \$0.9. Separated gate to Club and Club to north gate  
 based on usage and when completed. Road signs New for 2015; Striping shown separate - was in road costs  
 Shared 20% Club, 80% Master. See note 10 for Ashford Lane.

**Note 2:** Cost based on 2014 cost = \$6. per sq. ft. Shared 20% Club, 80% Master  
 Concrete Curb repair considered minor cost as req. from operating account  
 Useful Life was 50 years and remaining life was 34 years

**Note 3:** Total cost increased to \$ 8 K (2018), was \$5 K, shared 10% Club, 90% Master  
 Added A/C unit replaced in 2017, shared 10% Club, 90% Master

**Note 4:** The reader at the main gate cost shared with 10% Club, 90% Master  
 2015 Revised cost due to Maintenance Contract - was \$ 30.4 K and revised remain life - was 2 yr.

**Note 5:** The four units at the main gate cost shared with Club 10%. Back gate not shared.  
 Cost each unit \$ 2.1 K. 2015 Rev. life remaining-was 2 years, due to Maintenance Contract

**Note 6:** Perimeter Walls and Fence New for 2015  
 Adjusted Requirement to reflect start 2015 with accumulation of funds.

**Note 7:** Water Management grates, drainage system  
 Total costs of \$25 K assumed 2 repairs every 5 years  
 Shared 45% Club, 10% Commercial, 45% Master

**Note 8:** New for 2015 - Cost of irrigation meter replacements within communities/wells.

**Note 9:** 2015 Rev. usefull life (was 8) based on current performance

**Note 10:** New for 2015 - Agreed to include Ashford Lane in Reserve Fund due to transfer  
 of ownership from Club to Master Association mid 2011. Repair - Maintenance not shared

**Note 11:** If account useful Life=0 and repairs/replacement done, reduce account by amount.  
 Restart Reserve at 50% of fund remaining if multiple items. If single item, reset when replaced.

**Note 12:** Added new back swing gates 2017. Replacement cost per contract - Not Shared

**Note 13:** Amounts shown are cost to Assoc after share with Club.

**Reserve Monies Spent To-date (Note 13)**

-28,378	Striping of Strand Blvd 7/2010
-1,996	Sidewalk Repairs 7/2012
-6,120	Front Gate Road Repair 2013-2014
-7,225	2014 Spent, wells, utility boxes and sidewalks
-850	Well Meter 2015-FeatherSound
-10,703	Perimeter Fence Repairs 2015 net
-5265	New Bar Code Reader 2015 net
-1750	Sidewalk Repairs Ashford lane 2015
-1260	Spraying of Wall with fungicide 8-2015
-8,498	Perimeter wall and fence repairs 5-2016 net
-2100	Sidewalk repair Ashford Lane 8-2016
-854.25	Perimeter wall and fence repairs 10-2016 net
-525	SS-1 Control Panel Replacement 12-16
-8280	Strand Blvd. Restipping - 5-17 Net
-1156	Barclay Meter Replacement 5-17
-3135	SS-1 Motor / Controls Replacement (lightning) 7-17
-88,096	Total from Reserve Accounts spent over years When monies spent, Life Remaining values for those items are reset to account for new unit

Per Financial Reports

Capital Account (sales of units)		Reserve Fund Balance
End 2010	17,504	243,049 Actual End 2010
End 2011	40,723	301,564 Actual End 2011
End 2012	77,470	331,587 Actual End 2012
End 2013	106,669	356,605 Actual End 2013
End 2014	100,036	355,341 Actual End 2014
End 2015	11,002	439,991 Actual End 2015
End 2016	7,049	529,991 Actual End 2016
End 2017 est	19,634	<b>606,289 Est End 2017</b>

The components' actual replacement cost, useful lives, and investment income may vary from estimated amounts and the variation may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association, through its' Board, has the power to increase regular assessments, pass special assessments, or delay major repairs and replacement until funds are available.