

The Strand Master Property Owners Association - Approved 2020 Budget
 1073 Unit Owners
 \$364 Per Unit per Quarter

	2019 ADOPTED BUDGET	2019 ACTUAL 8 MONTHS	2019 PROJECTED ANNUAL	2020 PROPOSED BUDGET	Inc. (Decr.) VARIANCE 2019 BUDGET
<u>Income</u>					
411 Maintenance Income	\$ 1,237,784	\$ 825,189	\$ 1,237,784	\$ 1,264,788	\$ 27,004
417 Special Assessment Hurricane	\$ -	\$ 305,729	\$ 305,729	\$ -	\$ -
430 Carry Forward Prior Year Income	\$ 92,600	\$ 61,733	\$ 92,600	\$ 105,000	\$ 12,400
454 Miscellaneous Income	\$ 40,000	\$ 26,667	\$ 40,000	\$ 30,000	\$ (10,000)
455 Intrest Income	\$ -	\$ 3,961	\$ 4,000	\$ -	\$ -
??? Special Project Income	\$ 243,000	\$ 162,000	\$ 243,000	\$ 264,400	\$ 21,400
460 Late Fees	\$ -	\$ 13,597	\$ 600	\$ -	\$ -
418 Reserve Income	\$ 29,400	\$ 20,000	\$ 29,800	\$ 33,100	\$ 3,700
TOTAL INCOME	\$ 1,642,784	\$ 1,418,876	\$ 1,953,513	\$ 1,697,288	\$ 54,504
<u>Maintenance and Operations</u>					
504 Primary Road Irrigation	\$ 15,000	\$ 15,004	\$ 15,004	\$ 15,000	\$ -
505 Public Road Irrigation	\$ 3,000	\$ 4,633	\$ 4,633	\$ 3,000	\$ -
508 Cable Television	\$ 803,000	\$ 536,958	\$ 805,573	\$ 829,900	\$ 26,900
509 Christmas Decorations	\$ 12,000	\$ 12,300	\$ 12,300	\$ 12,300	\$ 300
510 Signage	\$ 2,500	\$ 1,450	\$ 2,500	\$ 500	\$ (2,000)
540 Primary Road Tree Trimming	\$ 12,400	\$ -	\$ 12,400	\$ 12,400	\$ -
541 Primary Road Sidewalk Power Wash	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ -
542 Primary Road ROW Maintenance	\$ 165,300	\$ 108,811	\$ 163,300	\$ 165,300	\$ -
543 Public Up-Lighting	\$ 2,000	\$ 2,106	\$ 2,423	\$ 2,000	\$ -
545 Public Road ROW Maintenance	\$ 33,700	\$ 19,587	\$ 30,000	\$ 33,700	\$ -
546 Public Roadway Tree Trimming	\$ 2,900	\$ -	\$ 2,900	\$ 2,900	\$ -
547 Public Road Sidewalk Power Wash	\$ 1,900	\$ -	\$ 1,900	\$ 1,900	\$ -
551 Primary Road Street Lighting	\$ 31,300	\$ 22,975	\$ 33,219	\$ 31,300	\$ -
553 Primary Road Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -
554 Public Street Lights	\$ 1,000	\$ 728	\$ 1,092	\$ 1,000	\$ -
555 Landscape Replacement Project	\$ 50,000	\$ 1,045	\$ 50,000	\$ 50,000	\$ -
556 Landscape (non shared)	\$ 2,900	\$ -	\$ 2,900	\$ 2,900	\$ -
557 Fountain Maintenance Non-Shared	\$ -	\$ 2,444	\$ 2,444	\$ 1,000	\$ 1,000
558 Electric (non-shared)	\$ 300	\$ 169	\$ 255	\$ 300	\$ -
??? Strand Blvd. Paving Project	\$ 140,000	\$ -	\$ 70,629	\$ -	\$ (140,000)
559 Billing of Shared Expenses	\$ (88,530)	\$ (49,045)	\$ (87,813)	\$ (87,915)	\$ 615
Total Maintenance and Operations	1,196,170	679,165	1,131,159	1,082,985	\$ (113,185)
<u>Environmental Management</u>					
606 Lakes and Water Management	\$ 36,000	\$ 22,400	\$ 33,600	\$ 38,400	\$ 2,400
607 Irrigation (electric) and Reporting	\$ 10,800	\$ 7,624	\$ 11,400	\$ 11,640	\$ 840
??? Aerator System Electric	\$ -	\$ -	\$ 350	\$ 1,100	\$ 1,100
618 Preserves Maintenance	\$ 26,800	\$ 11,850	\$ 41,850	\$ 28,000	\$ 1,200

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619 Berm Maintenance I-75 and Eden	\$ 15,000	\$ -	\$ 15,000	\$ 50,000	\$ 35,000
620 Lakes and Water Quality Improvement Project	\$ 38,700	\$ 19,493	\$ 26,200	\$ 28,600	\$ (10,100)
669 Billing of Shared Expenses	\$ (33,144)	\$ (16,230)	\$ (36,966)	\$ (45,910)	\$ (12,766)
Total Environmental Management	\$ 94,156	\$ 45,137	\$ 91,434	\$ 111,830	\$ 17,674
<u>Hurricane Irma Wall / Fence Repair</u>					
671 Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
672 Project Management	\$ -	\$ -	\$ 30,000	\$ -	\$ -
673 Wall Installation	\$ -	\$ -	\$ 429,728	\$ -	\$ -
674 Chain Link Fence Repairs	\$ -	\$ 10,209	\$ 20,000	\$ -	\$ -
675 Site Development and Clearing Costs	\$ -	\$ 167,600	\$ 167,600	\$ -	\$ -
676 Tree and Vegetation Replacement	\$ -	\$ 25,000	\$ 86,075	\$ -	\$ -
677 Wall Contingency	\$ -	\$ 10,148	\$ 91,600	\$ -	\$ -
678 All Other Contingency	\$ -	\$ 157,245	\$ 157,245	\$ -	\$ -
Total Hurricane Irma Wall /Fence Repair	\$ -	\$ 370,202	\$ 982,248	\$ -	\$ -
<u>Security</u>					
702 Water/Sewer Guardhouse	\$ 800	\$ 810	\$ 1,500	\$ 1,200	\$ 400
705 Telephone Guardhouse	\$ 2,800	\$ 1,993	\$ 3,000	\$ 3,000	\$ 200
707 Custodial Guardhouse	\$ 1,200	\$ 727	\$ 1,200	\$ 1,200	\$ -
710 Pest Control Guardhouse	\$ 350	\$ 165	\$ 350	\$ 350	\$ -
720 Security Contract	\$ 167,000	\$ 114,633	\$ 172,000	\$ 172,000	\$ 5,000
740 Electricity Guardhouse	\$ 1,800	\$ 1,329	\$ 2,000	\$ 2,000	\$ 200
745 Guardhouse Supplies	\$ 2,500	\$ 510	\$ 1,500	\$ 2,500	\$ -
746 Gate Access Software	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000
750 Guardhouse Repairs and Maintenance	\$ 3,800	\$ 841	\$ 1,000	\$ 1,000	\$ (2,800)
752 Back Gate Expense Non-Shared	\$ 10,000	\$ 1,933	\$ 3,000	\$ 37,000	\$ 27,000
753 Front Gate Repairs and Security Project	\$ 6,000	\$ 4,657	\$ 6,400	\$ 107,000	\$ 101,000
775 Bar Code Decals	\$ 2,500	\$ 2,132	\$ 2,600	\$ 2,500	\$ -
??? Security Project Front entrance Perimeter Fence	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000
799 Billing of Shared Expenses	\$ (18,360)	\$ (12,388)	\$ (18,730)	\$ (35,860)	\$ (17,500)
Total Security	\$ 180,390	\$ 117,342	\$ 175,820	\$ 364,890	\$ 184,500

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Administration					
802 Office Supplies	\$ -	\$ 2,542	\$ 2,542	\$ -	\$ -
803 Miscellaneous Expense	\$ 5,200	\$ 2,831	\$ 4,300	\$ 7,200	\$ 2,000
804 Postage	\$ 300	\$ 425	\$ 450	\$ 450	\$ 150
808 Accounting	\$ -	\$ -	\$ -	\$ -	\$ -
809 Legal	\$ 25,000	\$ 6,921	\$ 24,700	\$ 13,000	\$ (12,000)
810 Engineering	\$ 1,000	\$ -	\$ 1,000	\$ 6,000	\$ 5,000
812 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
814 Property Management	\$ 60,000	\$ 27,254	\$ 40,600	\$ 40,000	\$ (20,000)
815 Cable Consultant Fee	\$ 20,900	\$ 13,825	\$ 20,800	\$ 21,500	\$ 600
820 Insurance Property and Casualty	\$ -	\$ 803	\$ -	\$ -	\$ -
822 Insurance General Liability & Crime	\$ 6,600	\$ -	\$ 1,300	\$ 6,000	\$ (600)
823 Insurance Equipment and Crime	\$ 12,500	\$ 9,154	\$ 14,800	\$ 2,700	\$ (9,800)
824 Insurance Directors and Officers	\$ 4,600	\$ -	\$ -	\$ 4,700	\$ 100
825 Billing of Shared Expense Insurance	\$ (3,900)	\$ -	\$ -	\$ -	\$ 3,900
840 Taxes	\$ 250	\$ -	\$ 250	\$ 250	\$ -
899 Contingency	\$ 10,218	\$ -	\$ -	\$ 2,683	\$ (7,535)
Total Administration	\$ 142,668	\$ 63,755	\$ 110,742	\$ 104,483	\$ (38,185)
Total Operating Expenses	\$ 1,613,384	\$ 1,275,601	\$ 2,491,403	\$ 1,664,188	\$ 50,804
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
900 Reserves	\$ 29,400	\$ 19,600	\$ 29,400	\$ 33,100	\$ 3,700
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Association Expenses	\$ 1,642,784	\$ 1,295,201	\$ 2,520,803	\$ 1,697,288	\$ 54,504
	\$ -	\$ 123,675	\$ (567,290)	\$ -	\$ -
Association Income (Loss)	\$ -	\$ 123,675	\$ (567,290)	\$ -	\$ -

Strand Master Property Owner's Association												
2020 Budget												
Corrected 2018 Reserve Balance												
Asset	Est. Life	Est. Remain Life	Est. Replacement Cost	Est. Cost Master	Reserve Balance 12/31/2018	Annual Funding 2019	Reserve Spending 2019	Estimated Reserve Balance 12/31/2019	Reserve Funding 2020	Reserve Funding 2020	Quarterly Funding 2020	
Well Pumps												
Sandstone, SS1, SS2	6	0	\$ 11,500	\$ 11,500	\$ 7,342	\$ 3,100	\$ -	\$ 10,442	\$ 1,100	\$ 275		
Water Table WT-1, WT-2	6	0	\$ 8,000	\$ 8,000	\$ 7,022	\$ -	\$ -	\$ 7,022	\$ 1,000	\$ 250		
Water Meters Irrigation (16)												
Wells-4 Cased Wells	20	10	\$ 60,000	\$ 60,000	\$ 21,066	\$ 3,300	\$ -	\$ 24,366	\$ 3,500	\$ 875		
Repaving Strand Blvd.												
Front Gate to Club	25	0	\$ 378,200	\$ 302,600	\$ 212,467	\$ -	\$ 212,467	\$ -	\$ -	\$ -		
Club to Back Gate	25	0	\$ 242,100	\$ 193,700	\$ 108,783	\$ -	\$ 108,783	\$ -	\$ -	\$ -		
Street Signs - Strand Blvd.	15	9	\$ 30,000	\$ 24,000	\$ 5,618	\$ 1,800	\$ -	\$ 7,418	\$ 1,800	\$ 450		
Road Stripes - Strand Blvd. Stencils	7	0	\$ 25,000	\$ 20,000	\$ 8,470	\$ -	\$ 8,470	\$ -	\$ -	\$ -		
Repaving Ashford Lane												
	28	7	\$ 117,500	\$ 117,500	\$ 66,007	\$ 5,300	\$ -	\$ 71,307	\$ 6,600	\$ 1,650		
Sidewalks - Strand Blvd.												
Front Gate to Club	40	19	\$ 187,500	\$ 150,000	\$ 62,540	\$ 3,900	\$ -	\$ 66,440	\$ 4,400	\$ 1,100		
Club to Back Gate	40	23	\$ 120,000	\$ 96,000	\$ 31,599	\$ 2,400	\$ -	\$ 33,999	\$ 2,700	\$ 675		
Ashford Lane	40	23	\$ 105,700	\$ 105,700	\$ 34,784	\$ 2,800	\$ -	\$ 37,584	\$ 3,000	\$ 750		
Water Mangement System												
	5	0	\$ 25,000	\$ 11,250	\$ 9,875	\$ -	\$ -	\$ 9,875	\$ 1,400	\$ 350		
Guardhouse												
Roof	25	3	\$ 8,000	\$ 7,200	\$ 5,056	\$ 400	\$ -	\$ 5,456	\$ 600	\$ 150		
A/C Unit	10	7	\$ 4,500	\$ 4,050	\$ 355	\$ 500	\$ -	\$ 855	\$ 500	\$ 125		
Property Perimeter												
Perimeter Wall	0	0	\$ -	\$ -	\$ 56,527	\$ -	\$ 56,527	\$ -	\$ -	\$ -		
Perimeter fence	20	6	\$ 50,000	\$ 35,000	\$ 19,969	\$ 1,800	\$ 21,769	\$ -	\$ -	\$ -		
Gate House Access Control												
Back Gate Swing Gate	5	2	\$ 8,000	\$ 8,000	\$ 1,404	\$ 2,100	\$ -	\$ 3,504	\$ 2,200	\$ 550		
Barcode Readers Back Gate	10	0	\$ 7,000	\$ 7,000	\$ 6,144	\$ -	\$ -	\$ 6,144	\$ 900	\$ 225		
Barcode Readers Front Gate	10	5	\$ 7,000	\$ 6,300	\$ 1,659	\$ 700	\$ -	\$ 2,359	\$ 800	\$ 200		
Gate Arms Controls (4) Front Gate	7	0	\$ 7,200	\$ 6,480	\$ 5,688	\$ -	\$ -	\$ 5,688	\$ 800	\$ 200		
Gate Arms Controls (2) Back Gate	7	0	\$ 3,600	\$ 3,600	\$ 7,926	\$ -	\$ -	\$ 7,926	\$ -	\$ -		
Total Reserve			\$ 1,421,800	\$ 1,193,880	\$ 693,330	\$ 29,300	\$ 408,016	\$ 314,614	\$ 33,100	\$ 8,275		
Note: All Funding (except quarterly) rounded to nearest \$100												

**2020 Budget
Project Spending Summary**

<u>Project</u>	<u>Cost</u>	Net Of <u>Cost Share</u>
Front Entrance Design and Security Improvement	\$ 100,000	\$ 90,000
Landscape / Fence Strand Blvd./Golf/Commercial	\$ 55,000	\$ 49,500
Strand Blvd. Landscape Upgrade	\$ 50,000	\$ 40,000
Rear Gate Replacement and Camera Upgrade	\$ 35,000	\$ 35,000
Lake and Water Quality Improvement	\$ 28,100	\$ 28,100
Security Software Upgrade	\$ 16,000	\$ 14,400
Reserve Study	\$ 5,000	\$ 5,000
Archive Record Digitization	<u>\$ 2,000</u>	<u>\$ 2,000</u>
Totals	<u>\$ 291,100</u>	<u>\$ 264,000</u>