

The Strand Master Property Owners Association - Proposed 2021 Budget
 1073 Unit Owners
 \$364 Per Unit per Quarter
 10.26.20

	2020 ADOPTED BUDGET	2020 ACTUAL 8 MONTHS	2020 PROJECTED ACTUAL	2021 PROPOSED BUDGET	Inc. (Decr.) VARIANCE 2020 BUDGET	BUDGET ASSUMPTION COMMENTARY
Income						
411 Maintenance Income	\$ 1,264,788	\$ 843,192	\$ 1,264,788	\$ 1,351,879	\$ 87,091	
418 Reserve Assessment	\$ 33,100	\$ 24,825	\$ 33,100	\$ 33,100	\$ -	
425 Special Projects Income	\$ 264,400	\$ 176,267	\$ 264,400	\$ 179,080	\$ (85,320)	
426 Insurance Claim Income	\$ -	\$ 1,353	\$ -	\$ -	\$ -	
430 Carry Forward Previous Year	\$ 105,000	\$ 70,000	\$ 105,000	\$ 141,400	\$ 36,400	
435 Late Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	
454 Capital Contribution Income	\$ 30,000	\$ 21,500	\$ 30,000	\$ 17,520	\$ (12,480)	
455 Interest Income - Operating	\$ -	\$ 97	\$ 133	\$ -	\$ -	
490 Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL INCOME	\$ 1,697,288	\$ 1,137,234	\$ 1,697,421	\$ 1,722,979	\$ 25,691	
Maintenance and Operations						
504 Primary Road Irrigation	\$ 15,000	\$ 4,626	\$ 9,600	\$ 5,000	\$ (10,000)	\$5,000 general repairs
505 Public Road Irrigation	\$ 3,000	\$ 217	\$ 2,000	\$ 1,000	\$ (2,000)	\$1,000 general repairs
508 Cable Television	\$ 829,900	\$ 553,301	\$ 829,900	\$ 854,700	\$ 24,800	3% annual contractual increase monthly cost of \$70,905 plus internet @ \$324 monthly cost
509 Christmas Decorations	\$ 12,300	\$ 6,000	\$ 12,300	\$ 12,300	\$ -	\$12,000 Trimmers Contract, \$300 other decorations
510 Signage	\$ 500	\$ 9,860	\$ 11,000	\$ 500	\$ -	\$500 general repairs
540 Primary Road Tree Trimming	\$ 12,400	\$ 5,625	\$ 11,300	\$ 11,200	\$ (1,200)	See Tree and Palm Trimming Schedule
541 Primary Road Sidewalk Power Wash	\$ 5,500	\$ -	\$ 6,900	\$ 7,000	\$ 1,500	Strand Blvd. \$6,300,powerwash Ashford Lane \$700 powerwash
542 Primary Road ROW Maintenance	\$ 165,300	\$ 108,386	\$ 163,400	\$ 170,500	\$ 5,200	Mainscape Contract 87% \$192,120 annually includes annuals, mulch, lawn, small tree/shrub and routine irrigation maintenance,\$280/month Ashford Lane
543 Public Up-Lighting	\$ 2,000	\$ 582	\$ 6,300	\$ 1,200	\$ (800)	\$1,000 electricity, \$200 general repairs
545 Public Road ROW Maintenance	\$ 33,700	\$ 20,283	\$ 30,500	\$ 33,700	\$ -	Mainscape Contract 13% \$192,120 annually, \$4,200 Street Cleaning Supreme Services, \$3,250 landscape replacement, \$1,000 tree fertilization
546 Public Roadway Tree Trimming	\$ 2,900	\$ 1,250	\$ 4,300	\$ 6,200	\$ 3,300	See Tree and Palm Trimming Schedule
547 Public Road Sidewalk Power Wash	\$ 1,900	\$ -	\$ 1,900	\$ 1,900	\$ -	Entry way to gatehouse powerwash
551 Primary Road Street Lighting	\$ 31,300	\$ 18,663	\$ 28,000	\$ 28,800	\$ (2,500)	\$2,400 per month average FPL billing
553 Primary Road Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	
554 Public Street Lights	\$ 1,000	\$ 591	\$ 900	\$ 900	\$ (100)	\$75 per month average FPL billing
555 Landscape Replacement	\$ 50,000	\$ 28,484	\$ 50,000	\$ 25,000	\$ (25,000)	Landscape grass, shrubs and tree refurbishment East and West side of Strand Blvd.
556 Landscape (non shared)	\$ 2,900	\$ 500	\$ 500	\$ 1,000	\$ (1,900)	\$1,000 miscellaneous non shared landscape expense for rear gate
557 Fountain Maintenance Non-Shared	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$500 fountain repairs, \$500 fountain cleaning and insepction
558 Electric (non-shared)	\$ 300	\$ 3,907	\$ 4,000	\$ 4,300	\$ 4,000	\$3,600 fountain, \$700 rear gate
559 Billing of Shared Expenses	\$ (87,915)	\$ (50,603)	\$ (86,028)	\$ (80,651)	\$ 7,264	Club and Commercial per Cost Share Agreement
Total Maintenance and Operations	1,082,985	711,672	1,087,772	1,085,549	\$ 2,564	
Environmental Management						
606 Lakes and Water Management	\$ 38,400	\$ 22,400	\$ 33,600	\$ 38,400	\$ -	\$3,200 monthly contract new vendor
607 Irrigation (electric) and Reporting	\$ 11,640	\$ 6,104	\$ 9,200	\$ 9,200	\$ (2,440)	\$6,600 Cardno monitoring, \$2,600 irrigation pumps wells
608 Aerator System Electric	\$ 1,100	\$ -	\$ 1,100	\$ 1,000	\$ (100)	\$1,000 aerator system lake #4, #10 and 15
618 Preserves Maintenance	\$ 28,000	\$ 17,500	\$ 40,000	\$ 27,000	\$ (1,000)	\$13,500 per maintenance May and November
619 Berm Maintenance I-75 and Eden	\$ 50,000	\$ 33,140	\$ 50,000	\$ 61,000	\$ 11,000	See Berm and Common Area Landscape Maintenance and Clearing Schedule
620 Lakes and Water Quality Improvement	\$ 28,600	\$ 15,850	\$ 17,450	\$ 28,600	\$ -	See Lake and Water Quality Improvement Schedule
669 Billing of Shared Expenses	\$ (45,910)	\$ (22,772)	\$ (46,680)	\$ (48,330)	\$ (2,420)	Club and Commercial per Cost Share Agreement
Total Environmental Management	\$ 111,830	\$ 72,222	\$ 104,670	\$ 116,870	\$ 5,040	
Security						
702 Water/Sewer Guardhouse	\$ 1,200	\$ 542	\$ 900	\$ 800	\$ (400)	\$70 per month average
705 Telephone Guardhouse	\$ 3,000	\$ 1,764	\$ 2,700	\$ 2,600	\$ (400)	\$220 per month average
707 Custodial Guardhouse	\$ 1,200	\$ 826	\$ 1,200	\$ 1,200	\$ -	\$100 per month Supreme Services contract trash collection Strand Blvd.
710 Pest Control Guardhouse	\$ 350	\$ 168	\$ 400	\$ 350	\$ -	\$84 per quarter Hulett contract
720 Security Contract	\$ 172,000	\$ 112,663	\$ 170,000	\$ 172,000	\$ -	\$14,300 per month cost
740 Electricity Guardhouse	\$ 2,000	\$ 690	\$ 1,200	\$ 2,000	\$ -	\$166 per month average FPL bill
745 Guardhouse Supplies	\$ 2,500	\$ 2,671	\$ 2,500	\$ 2,000	\$ (500)	Printer paper, incidental office supplies
746 Gate Access Software	\$ 16,000	\$ 15,052	\$ 15,100	\$ -	\$ (16,000)	
750 Guardhouse Repairs and Maintenance	\$ 1,000	\$ 1,413	\$ 1,600	\$ 1,000	\$ -	\$1,000 general repairs
752 Back Gate Non-Shared Expenses	\$ 37,000	\$ 2,093	\$ 37,000	\$ 1,000	\$ (36,000)	\$1,000 general repair, bar replacement, etc.
753 Front Gate Repairs	\$ 107,000	\$ 3,404	\$ 5,600	\$ 106,100	\$ (900)	\$100,000 Front Entrance and Security improvement Cypress Access Contract \$5,100, \$1,000 general repairs
775 Bar Code Decals	\$ 2,500	\$ 2,063	\$ 2,500	\$ 2,400	\$ (100)	\$900 Static Labels, \$1,800 bar code labels
776 Front Entrance Perimeter Fence	\$ 55,000	\$ -	\$ -	\$ 55,000	\$ -	\$55,000 Front entrance landscape, fence installation
799 Billing of Shared Expenses	\$ (35,860)	\$ (13,749)	\$ (19,865)	\$ (28,550)	\$ 7,310	Club and Commercial per Cost Share Agreement
Total Security	\$ 364,890	\$ 129,600	\$ 220,835	\$ 317,900	\$ (46,990)	

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Administration						
802 Office Supplies	\$ -	\$ 292	\$ 2,542	\$ 4,800	\$ 4,800	\$2,900 Vesta, \$1,000 BOD expense, \$400 annual meeting, \$400 budget meeting, \$61 FL Annual Report
803 Miscellaneous Expense	\$ 7,200	\$ 3,412	\$ 6,500	\$ 4,500	\$ (2,700)	\$1000 MWS Website, \$2,000 Archive Record Digitization \$1,500 Christmas Bonus
804 Postage	\$ 450	\$ 15	\$ 15	\$ 5,000	\$ 4,550	\$5,000 Document Re-write postage
808 Accounting	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$5,000 Financial Audit
809 Legal	\$ 13,000	\$ 12,956	\$ 17,000	\$ 29,000	\$ 16,000	\$20,000 Mango Cay Litigation, \$4,000 Document Re-write, \$5,000 miscellaneous legal matters
810 Engineering	\$ 6,000	\$ -	\$ -	\$ 7,500	\$ 1,500	\$6,500 Reserve Study \$1,000 miscellaneous engineering costs
812 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	
814 Property Management	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ -	\$3333.34 per month Vesta Property Management Contract
815 Cable Consultant Fee	\$ 21,500	\$ 14,240	\$ 21,500	\$ 22,110	\$ 610	25% of Comcast Savings \$6.74 per unit 4 months, \$6.94 per unit 8 months increase 3% for Comcast Contract
820 Insurance Property and Casualty	\$ -	\$ -	\$ -	\$ -	\$ -	
822 Insurance General Liability & Crime	\$ 6,000	\$ 11,444	\$ 18,400	\$ 21,000	\$ 15,000	General Liability, Crime, Officers Directors , Commercial Property, Hired Non-Owned Auto, Crime
823 Insurance Equipment and Crime	\$ 2,700	\$ 2,248	\$ 2,400	\$ 3,400	\$ 4,000	Equipment
824 Insurance Directors and Officers	\$ 4,700	\$ -	\$ -	\$ -	\$ (4,700)	
840 Taxes	\$ 250	\$ 1,270	\$ 1,270	\$ 250	\$ 250	Tax return preparation
899 Contingency	\$ 2,683	\$ -	\$ -	\$ -	\$ (2,683)	
Total Administration	\$ 104,483	\$ 72,544	\$ 109,627	\$ 142,560	\$ 38,077	
Total Operating Expenses	\$ 1,664,188	\$ 986,038	\$ 1,522,904	\$ 1,662,879	\$ (1,309)	
454 Reserve Income	\$ 29,400	\$ 24,825	\$ 33,100	\$ 60,100	\$ 30,700	
	\$ -	\$ -	\$ -	\$ -	\$ -	
900 Pooled Reserve Expense	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Association Expenses	\$ 1,693,588	\$ 1,010,863	\$ 1,556,004	\$ 1,722,979	\$ 29,391	
Association Income (Loss)	\$ 3,700	\$ 126,371	\$ 141,417	\$ -	\$ 3,700	