

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

11.19.20 Final

	2020 ADOPTED BUDGET	2020 ACTUAL 8 MONTHS	2020 PROJECTED	2021 PROPOSED BUDGET	Inc. (Decr.) VARIANCE 2019 BUDGET
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	\$ 131,300	\$ 26,300
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	\$ 1,712,879	\$ 15,591
Maintenance and Operations					
504 Primary Road Irrigation	\$ 15,000	\$ 4,626	\$ 9,600	\$ 5,000	\$ (10,000)
505 Public Road Irrigation	\$ 3,000	\$ 217	\$ 2,000	\$ 1,000	\$ (2,000)
508 Cable Television	\$ 829,900	\$ 553,301	\$ 829,900	\$ 854,700	\$ 24,800
509 Christmas Decorations	\$ 12,300	\$ 6,000	\$ 12,300	\$ 12,300	\$ -
510 Signage	\$ 500	\$ 9,860	\$ 11,000	\$ 500	\$ -
540 Primary Road Tree Trimming	\$ 12,400	\$ 5,625	\$ 13,600	\$ 11,300	\$ (1,100)
541 Primary Road Sidewalk Power Wash	\$ 5,500	\$ -	\$ 6,900	\$ 7,000	\$ 1,500
542 Primary Road ROW Maintenance	\$ 165,300	\$ 108,386	\$ 163,400	\$ 170,500	\$ 5,200
543 Public Up-Lighting	\$ 2,000	\$ 582	\$ 6,300	\$ 1,200	\$ (800)
545 Public Road ROW Maintenance	\$ 33,700	\$ 20,283	\$ 30,500	\$ 33,700	\$ -
546 Public Roadway Tree Trimming	\$ 2,900	\$ 1,250	\$ 2,300	\$ 6,200	\$ 3,300
547 Public Road Sidewalk Power Wash	\$ 1,900	\$ -	\$ 1,900	\$ 1,900	\$ -
551 Primary Road Street Lighting	\$ 31,300	\$ 18,663	\$ 28,000	\$ 28,800	\$ (2,500)
553 Primary Road Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -
554 Public Street Lights	\$ 1,000	\$ 591	\$ 900	\$ 900	\$ (100)
555 Landscape Replacement	\$ 50,000	\$ 28,484	\$ 46,600	\$ 25,000	\$ (25,000)
556 Landscape (non shared)	\$ 2,900	\$ 500	\$ 500	\$ 1,000	\$ (1,900)
557 Fountain Maintenance Non-Shared	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -
558 Electric (non-shared)	\$ 300	\$ 3,907	\$ 4,000	\$ 4,300	\$ 4,000
559 Billing of Shared Expenses	\$ (87,915)	\$ (50,603)	\$ (85,348)	\$ (80,700)	\$ 7,215
Total Maintenance and Operations	1,082,985	711,672	1,085,352	1,085,600	\$ 2,615
Environmental Management					
606 Lakes and Water Management	\$ 38,400	\$ 22,400	\$ 33,600	\$ 38,400	\$ -
607 Irrigation (electric) and Reporting	\$ 11,640	\$ 6,104	\$ 9,200	\$ 9,200	\$ (2,440)
608 Aerator System Electric	\$ 1,100	\$ -	\$ 1,100	\$ 1,000	\$ (100)

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618 Preserves Maintenance	\$ 28,000	\$ 17,500	\$ 40,000	\$ 27,000	\$ (1,000)
619 Berm Maintenance I-75 and Eden	\$ 50,000	\$ 33,140	\$ 40,300	\$ 37,500	\$ (12,500)
620 Lakes and Water Quality Improvement	\$ 28,600	\$ 15,850	\$ 17,450	\$ 28,600	\$ -
669 Billing of Shared Expenses	\$ (45,910)	\$ (22,772)	\$ (46,680)	\$ (41,300)	\$ 4,610
Total Environmental Management	\$ 111,830	\$ 72,222	\$ 94,970	\$ 100,400	\$ (11,430)
Security					
702 Water/Sewer Guardhouse	\$ 1,200	\$ 542	\$ 900	\$ 800	\$ (400)
705 Telephone Guardhouse	\$ 3,000	\$ 1,764	\$ 2,700	\$ 2,600	\$ (400)
707 Custodial Guardhouse	\$ 1,200	\$ 826	\$ 1,200	\$ 1,200	\$ -
710 Pest Control Guardhouse	\$ 350	\$ 168	\$ 400	\$ 350	\$ -
720 Security Contract	\$ 172,000	\$ 112,663	\$ 170,000	\$ 172,000	\$ -
740 Electricity Guardhouse	\$ 2,000	\$ 690	\$ 1,200	\$ 2,000	\$ -
745 Guardhouse Supplies	\$ 2,500	\$ 2,671	\$ 2,500	\$ 2,000	\$ (500)
746 Gate Access Software	\$ 16,000	\$ 15,052	\$ 16,000	\$ 2,800	\$ (13,200)
750 Guardhouse Repairs and Maintenance	\$ 1,000	\$ 1,413	\$ 1,600	\$ 1,000	\$ -
752 Back Gate Non-Shared Expenses	\$ 37,000	\$ 2,093	\$ 37,000	\$ 1,000	\$ (36,000)
753 Front Gate Repairs	\$ 107,000	\$ 3,404	\$ 5,600	\$ 106,100	\$ (900)
775 Bar Code Decals	\$ 2,500	\$ 2,063	\$ 2,500	\$ 2,400	\$ (100)
776 Front Entrance Perimeter Fence	\$ 55,000	\$ -	\$ -	\$ 55,000	\$ -
799 Billing of Shared Expenses	\$ (35,860)	\$ (13,749)	\$ (19,955)	\$ (28,800)	\$ 7,060
Total Security	\$ 364,890	\$ 129,600	\$ 221,645	\$ 320,450	\$ (44,440)

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Administration					
802 Office Supplies	\$ -	\$ 292	\$ 2,542	\$ 4,800	\$ 4,800
803 Miscellaneous Expense	\$ 7,200	\$ 3,412	\$ 6,500	\$ 4,500	\$ (2,700)
804 Postage	\$ 450	\$ 15	\$ 15	\$ 5,000	\$ 4,550
808 Accounting	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
809 Legal	\$ 13,000	\$ 12,956	\$ 29,000	\$ 29,000	\$ 16,000
810 Engineering	\$ 6,000	\$ -	\$ -	\$ 7,500	\$ 1,500
812 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
814 Property Management	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ -
815 Cable Consultant Fee	\$ 21,500	\$ 14,240	\$ 21,500	\$ 22,110	\$ 610
820 Insurance Property and Casualty	\$ -	\$ -	\$ -	\$ -	\$ -
822 Insurance General Liability & Crime	\$ 6,000	\$ 11,444	\$ 18,400	\$ 21,000	\$ 15,000
823 Insurance Equipment and Crime	\$ 2,700	\$ 2,248	\$ 2,400	\$ 3,400	\$ 4,000
824 Insurance Directors and Officers	\$ 4,700	\$ -	\$ -	\$ -	\$ (4,700)
840 Taxes	\$ 250	\$ 1,270	\$ 1,270	\$ 250	\$ 250
899 Contingency	\$ 2,683	\$ -	\$ -	\$ 16,470	\$ 13,787
Total Administration	\$ 104,483	\$ 72,544	\$ 121,627	\$ 159,030	\$ 54,547
Total Operating Expenses	\$ 1,664,188	\$ 986,038	\$ 1,523,594	\$ 1,665,480	\$ 1,292
454 Reserve Income	\$ 29,400	\$ 24,825	\$ 33,100	\$ 47,400	\$ 18,000
	\$ -	\$ -	\$ -	\$ -	\$ -
900 Pooled Reseve Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Association Expenses	\$ 1,693,588	\$ 1,010,863	\$ 1,556,694	\$ 1,712,880	\$ 19,292
Association Income (Loss)	\$ 3,700	\$ 126,371	\$ 140,727	\$ (1)	\$ 3,701

**Budget
Assumption
Commentary**

\$5,000 general repairs

\$1,000 general repairs

3% annual contractual increase monthly cost of \$70,905 plus internet @ \$324 monthly cost

\$12,000 Trimmers Contract, \$300 other decorations

\$500 general repairs

See Tree and Palm Trimming Schedule

Strand Blvd. \$6,300, powerwash Ashford Lane \$700 powerwash

Mainscape Contract 87% \$192,120 annually includes annuals, mulch, lawn, small tree/shrub and routine irrigation maintenance, \$280/month Ashford Lane

\$1,000 electricity, \$200 general repairs

Mainscape Contract 13% \$192,120 annually, \$4,200 Street Cleaning Supreme Services, \$3,250 landscape replacement, \$1,000 tree fertilization

See Tree and Palm Trimming Schedule

Entry way to gatehouse powerwash

\$2,400 per month average FPL billing

\$75 per month average FPL billing

Landscape grass, shrubs and tree refurbishment East and West side of Strand Blvd.

\$1,000 miscellaneous non shared landscape expense for rear gate

\$500 fountain repairs, \$500 fountain cleaning and inseption

\$3,600 fountain, \$700 rear gate

Club and Commercial per Cost Share Agreement

\$3,200 monthly contract new vendor

\$6,600 Cardno monitoring, \$2,600 irrigation pumps wells

\$1,000 aerator system lake #4. #10 and 15

**Budget
Assumption
Commentary**

\$13,500 per maintenance May and November
See Berm and Common Area Landscape Maintenance and Clearing Schedule
See Lake and Water Quality Improvement Schedule
Club and Commercial per Cost Share Agreement

\$70 per month average
\$220 per month average
\$100 per month Supreme Services contract trash collection Strand Blvd.
\$84 per quarter Hulett contract
\$14,300 per month cost
\$166 per month average FPL bill
Printer paper, incidental office supplies
Cypress Access software maintenance and update contract \$232/month
\$1,000 general repairs
\$1,000 general repair, bar replacement, etc.
\$100,000 Front Entrance and Security improvement Cypress Access Contract \$5,100, \$1,000 general repairs
\$900 Static Labels, \$1,500 bar code labels
\$55,000 Front entrance landscape, fence installation
Club and Commercial per Cost Share Agreement

**Budget
Assumption
Commentary**

\$2,900 Vesta, \$1,000 BOD expense, \$400 annual meeting, \$400 budget meeting, \$61 FL Annual Report

\$1000 MWS Website, \$2,000 Archive Record Digitization \$1,500 Christmas Bonus

\$5,000 Document Re-write postage

\$5,000 Financial Audit

\$20,000 Mango Cay Litigation, \$4,000 Document Re-wite, \$5,000 miscellaneous legal matters

\$6,500 Reserve Study \$1,000 miscelleaneous engineering costs

\$3333.34 per month Vesta Property Management Contract

25% of Comcast Savings \$6.74 per unit 4 months, \$6.94 per unit 8 months increase 3% for Comcast Contract

General Liability, Crime, Officers Directors , Commercial Property, Hired Non-Owned Auto, Crime
Equipment

Tax return preparation