

2021 Proposed Budget Strand Master Property Owner's Association

November 19, 2020

Executive Summary

The Master Board continues to engage in projects that reflect the Board's commitment to maintain and elevate the overall appeal and value of our community as a whole. Over the past two years The Board has completed these major projects:

- Strand Blvd Re-Paving and Striping
- Roadway Safety and Speed Limit Signage
- Strand Blvd. Island Landscape Re-design and Installation
- Sawgrass Berm Landscape Re-design and Installation
- I-75 and Turnberry Wall Installation
- Security Software Upgrade
- Aerator System Installations Lake 4 and 15
- Eden Berm Landscape Update
- Phase I Lake Littoral Plantings

The following improvement and maintenance projects are included in our 2021 budget:

- Front Entrance Re-Design and Security Improvement
- Landscape and Fence Installation Strand Blvd. Outside Gate Area
- Phase III Strand Blvd. Landscape Upgrade
- Lake 10 Aerator System Installation
- Lake Water Quality Littoral Planting Phase II
- Reserve Study
- Archive Digitization
- Document, Covenant and By-Law Update

To secure the funding for these projects the Master Board has continued to employ a "zero based" budget concept. Effectively each individual expense account was evaluated and the spending was either contractually obligated or justified by specific spending for each account. As you review the ensuing budget worksheets you will note that each individual account is noted with specific spending parameters. Total 2021 Owner Maintenance Contribution will be \$1,564,059.

In addition, The Master Board will be using \$17,520 from our Capital Contribution Fund, contribution proceeds from home and condominium sales, and, \$131,300 2020 Fiscal Year Estimated Profit Carryover to fund the 2021 Budget.

By employing the "zero based" budget concept and available funding sources the Master Board has effectively maintained our quarterly maintenance assessment at \$364 per home, same as the 2020 quarterly assessment.