

The Strand Master Property Owners Association - Approved 2023 Budget

1073 Unit Owners

11.15.22

Final

\$403.00 per owner quarterly

	2022 ADOPTED BUDGET	2022 ACTUAL 8 MONTHS	2022 PROJECTED Full Year	2023 PROPOSED BUDGET	Inc. (Decr.) VARIANCE 2022 BUDGET
<b>Income</b>					
411 Maintenance, Service and Admin. Income	\$ 1,489,288	\$ 992,859	\$ 1,489,288	\$ 1,655,414	\$ 166,126
418 Reserve Assessment	\$ 73,000	\$ 54,750	\$ 73,000	\$ 74,500	\$ 1,500
425 Special Project Income	\$ -	\$ -	\$ -	\$ -	\$ -
427 Mango Cay Settlement	\$ 41,900	\$ 41,890	\$ 41,900	\$ -	\$ (41,900)
430 Carry Forward Previous Year	\$ 104,600	\$ 69,736	\$ 104,600	\$ 19,200	\$ (85,400)
445 Gate Transponder Income	\$ -	\$ 11,275	\$ 11,300	\$ -	\$ -
454 Capital Contribution Income	\$ -	\$ 38,104	\$ 41,900	\$ -	\$ -
455 Interest Income - Operating	\$ -	\$ 569	\$ 700	\$ -	\$ -
490 Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL INCOME</b>	<b>\$ 1,708,788</b>	<b>\$ 1,209,183</b>	<b>\$ 1,762,688</b>	<b>\$ 1,749,114</b>	<b>\$ 40,326</b>
<b>Maintenance and Operations</b>					
504 Primary Road Irrigation	\$ 12,000	\$ 5,737	\$ 8,000	\$ 12,000	\$ -
505 Public Road Irrigation	\$ 2,000	\$ 612	\$ 1,000	\$ 2,000	\$ -
508 Cable Television	\$ 952,900	\$ 661,482	\$ 998,337	\$ 1,038,200	\$ 85,300
509 Christmas Decorations	\$ 12,300	\$ 6,300	\$ 12,300	\$ 12,300	\$ -
510 Signage	\$ 6,000	\$ -	\$ 4,800	\$ 11,500	\$ 5,500
540 Primary Road Tree Trimming	\$ 21,700	\$ 725	\$ 21,700	\$ 20,700	\$ (1,000)
541 Primary Road Sidewalk Power Wash	\$ 5,000	\$ 7,750	\$ 7,750	\$ 7,800	\$ 2,800
675 I-75 Wall Power Wash	\$ 20,000	\$ -	\$ -	\$ -	\$ (20,000)
542 Primary Road ROW Maintenance	\$ 171,300	\$ 110,792	\$ 163,240	\$ 148,500	\$ (22,800)
543 Public Up-Lighting	\$ 1,200	\$ 768	\$ 1,200	\$ 1,200	\$ -
545 Public Road ROW Maintenance	\$ 34,800	\$ 19,753	\$ 29,150	\$ 34,800	\$ -
546 Public Roadway Tree Trimming	\$ 7,500	\$ -	\$ 7,200	\$ 6,400	\$ (1,100)
547 Public Road Sidewalk Power Wash	\$ 1,900	\$ 1,500	\$ 1,500	\$ 1,500	\$ (400)
551 Primary Road Street Lighting	\$ 28,800	\$ 20,080	\$ 30,120	\$ 30,100	\$ 1,300
553 Primary Road Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -
554 Public Street Lights	\$ 1,000	\$ 1,076	\$ 1,520	\$ 1,800	\$ 800
555 Landscape Replacement	\$ 35,000	\$ 38,227	\$ 40,000	\$ 40,000	\$ 5,000
556 Landscape (non shared)	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -
557 Fountain Maintenance Non-Shared	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -
558 Electric (non-shared)	\$ 3,300	\$ 1,314	\$ 2,600	\$ 2,600	\$ (700)
559 Billing of Shared Expenses	\$ (94,400)	\$ (62,955)	\$ (94,400)	\$ (86,200)	\$ 8,200
Total Maintenance and Operations	1,224,300	813,161	1,238,017	1,287,200	\$ 62,900

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<b><u>Environmental Management</u></b>					
606 Lakes and Water Management	\$ 35,900	\$ 23,987	\$ 35,900	\$ 37,000	\$ 1,100
607 Irrigation (electric) and Reporting	\$ 10,200	\$ 5,504	\$ 8,400	\$ 8,400	\$ (1,800)
608 Aerator System Electric	\$ 1,800	\$ -	\$ 1,800	\$ 3,000	\$ 1,200
618 Preserves Maintenance	\$ 27,000	\$ -	\$ 27,000	\$ 29,700	\$ 2,700
619 Berm Maintenance I-75 and Eden	\$ 37,800	\$ 10,750	\$ 22,250	\$ 35,100	\$ (2,700)
620 Lakes and Water Quality Improvement	\$ 75,000	\$ 35,128	\$ 79,670	\$ 50,000	\$ (25,000)
675 Hurrican Clearing and Site Costs	\$ -	\$ -	\$ 20,800		
669 Billing of Shared Expenses	\$ (40,000)	\$ (26,667)	\$ (40,000)	\$ (40,700)	\$ (700)
Total Environmental Management	\$ 147,700	\$ 48,702	\$ 155,820	\$ 122,500	\$ (25,200)
<b><u>Security</u></b>					
702 Water/Sewer Guardhouse	\$ 800	\$ 591	\$ 890	\$ 900	\$ 100
705 Telephone Guardhouse	\$ 2,100	\$ 1,385	\$ 2,100	\$ 2,100	\$ -
707 Custodial Guardhouse	\$ 1,200	\$ 980	\$ 1,560	\$ 4,100	\$ 2,900
710 Pest Control Guardhouse	\$ 400	\$ 168	\$ 400	\$ 400	\$ -
720 Security Contract	\$ 176,100	\$ 113,235	\$ 171,500	\$ 175,800	\$ (300)
740 Electricity Guardhouse	\$ 2,000	\$ 1,515	\$ 2,270	\$ 2,300	\$ 300
745 Guardhouse Supplies	\$ 2,000	\$ 1,723	\$ 2,000	\$ 2,000	\$ -
746 Gate Access Software	\$ 2,800	\$ 2,082	\$ 2,800	\$ 3,200	\$ 400
750 Guardhouse Repairs and Maintenance	\$ 1,000	\$ 628	\$ 650	\$ 1,000	\$ -
752 Back Gate Non-Shared Expenses	\$ 1,000	\$ 11,353	\$ 12,400	\$ 5,000	\$ 4,000
753 Front Gate Repairs	\$ 6,100	\$ 11,301	\$ 12,300	\$ 6,100	\$ -
775 Transponders	\$ 2,300	\$ 869	\$ 900	\$ -	\$ (2,300)
776 Front Entrance Perimeter Fence	\$ -	\$ -	\$ -	\$ -	\$ -
799 Billing of Shared Expenses	\$ (19,200)	\$ (12,800)	\$ (19,200)	\$ (19,500)	\$ (300)
Total Security	\$ 178,600	\$ 133,030	\$ 190,570	\$ 183,400	\$ 4,800

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<b>Administration</b>					
802 Office Supplies	\$ 4,500	\$ -	\$ 1,000	\$ 2,300	\$ (2,200)
803 Miscellaneous Expense	\$ 2,500	\$ 2,336	\$ 4,500	\$ 2,600	\$ 100
804 Postage	\$ 2,500	\$ -	\$ -	\$ -	\$ (2,500)
805 Bank Fee	\$ -	\$ 20	\$ 20	\$ -	\$ -
808 Accounting	\$ -	\$ -	\$ -	\$ -	\$ -
809 Legal	\$ 5,000	\$ 7,117	\$ 7,700	\$ 4,000	\$ (1,000)
810 Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
812 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
814 Property Management	\$ 41,100	\$ 27,400	\$ 41,100	\$ 41,100	\$ -
815 Cable Consultant Fee	\$ -	\$ -	\$ -	\$ -	\$ -
820 Insurance Property and Casualty	\$ -	\$ -	\$ -	\$ -	\$ -
822 Insurance General Liability & Crime	\$ 23,000	\$ 15,857	\$ 23,300	\$ 24,000	\$ 1,000
823 Insurance Equipment and Crime		\$ -	\$ -	\$ -	\$ -
824 Insurance Directors and Officers	\$ 1,000	\$ 710	\$ 1,200	\$ 1,500	\$ 500
840 Taxes	\$ 275	\$ 275	\$ 275	\$ 275	\$ -
899 Contingency	\$ 5,313	\$ 7,008	\$ 7,008	\$ 5,739	\$ 426
Total Administration	\$ 85,188	\$ 60,723	\$ 86,103	\$ 81,514	\$ (3,674)
<b>Total Operating Expenses</b>	<b>\$ 1,635,788</b>	<b>\$ 1,055,616</b>	<b>\$ 1,670,510</b>	<b>\$ 1,674,614</b>	<b>\$ 38,826</b>
454 Reserve Income	\$ 73,000	\$ 54,750	\$ 73,000	\$ 74,500	\$ 1,500
	\$ -	\$ -	\$ -	\$ -	\$ -
900 Pooled Reseve Expense	\$ -	\$ 12,849	\$ -	\$ -	\$ -
<b>Total Association Expenses</b>	<b>\$ 1,708,788</b>	<b>\$ 1,123,215</b>	<b>\$ 1,743,510</b>	<b>\$ 1,749,114</b>	<b>\$ 40,326</b>
<b>Association Income (Loss)</b>	<b>\$ -</b>	<b>\$ 85,968</b>	<b>\$ 19,178</b>	<b>\$ -</b>	<b>\$ -</b>