

2019 Adopted Budget Strand Master Property Owner's Association

November 14, 2018

Executive Summary

As we enter our 20th year as a Community the 2018 Budget was developed with several projects included to upgrade and enhance The Strand Community. These projects reflect the Master Board's commitment to maintain and elevate the overall appeal and value of our community as a whole. The quarterly budget assessment has been set at \$352 per unit per quarter to fund a full year budget of \$1,643,384. The following improvement and maintenance projects are included in our budget:

- Re-paving The Entire Length of Strand Boulevard From The Gatehouse To The Back Gate
- Landscape Refurbishment or Replacement on The East and West Sides of Strand Blvd.
- Phase 1 Lakes and Water Quality Improvement
- Strand Blvd. Irrigation System Improvements
- Strand Master Association Document Covenant Re-Write
- Back Gate Camera Upgrade
- Eden Berm Landscape Refurbishment
- Guardhouse Painting
- Bridge Entry Signage Painting

To secure the funding for these projects the Master Board has "zero based" the 2019 budget. 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.

In addition to "zero based budgeting" the Master Board will be using \$40,000 from our Capital Contribution Fund, contribution proceeds from home and condominium sales, to fund the Landscape Refurbishment or Replacement on Strand Blvd. We also estimate our 2018 Profit Carryover to be \$96,200 and this will be carried forward to the 2019 budget.

By employing these budget concepts and funding sources the Master Board has effectively reduced the overall quarterly increase for the enhancement and improvement projects by \$32 per unit per quarter.