

	2018 ADOPTED BUDGET	2018 ACTUAL 8 MONTHS	2018 PROJECTED ANNUAL	2019 PROPOSED BUDGET	Inc. (Decr.) VARIANCE 2018 BUDGET	Budget Assumption Commentary
Income						
411 Maintenance Income	\$ 1,394,900	\$ 929,933	\$ 1,394,900	\$ 1,510,784	\$ 115,884	\$352 per unit per quarter
430 Carry Forward Prior Year Income	\$ 49,000	\$ 32,667	\$ 49,000	\$ 92,600	\$ 43,600	\$77,891 hurricane Irma Assessment less \$29,786 cost, \$44,500 2018 favorable P&L cost carryover
454 Miscellaneous Income	\$ -	\$ 200	\$ 83,790	\$ 40,000	\$ 40,000	2019 \$40,000 Capital Contribution, 2018 Hurricane Assessment Reimbursement for clearing and repair expenses
455 Interest Income	\$ -	\$ 19	\$ 19	\$ -	\$ -	
460 Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	
470 Reserve Income	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL INCOME	\$ 1,443,900	\$ 962,819	\$ 1,527,709	\$ 1,643,384	\$ 199,484	
Maintenance and Operations						
504 Primary Road Irrigation	\$ 10,000	\$ 8,895	\$ 10,000	\$ 15,000	\$ 5,000	\$10,000 irrigation system improvements, \$5,000 general repairs
505 Public Road Sidewalk Power Wash	\$ 3,000	\$ 255	\$ 500	\$ 3,000	\$ -	\$2,000 irrigation system improvements, \$1,000 general repairs
508 Cable Television	\$ 779,271	\$ 509,556	\$ 769,788	\$ 803,000	\$ 23,729	3% annual contractual increase monthly cost of \$66,918
509 Christmas Decorations	\$ 13,000	\$ 6,000	\$ 12,000	\$ 12,000	\$ (1,000)	\$12,000 Trimmers Contract
510 Signage	\$ 500	\$ 477	\$ 477	\$ 2,500	\$ 2,000	\$2,000 for entrance way sign painting, \$500 general repairs
540 Primary Road Tree Trimming	\$ 18,125	\$ -	\$ 18,125	\$ 12,400	\$ (5,725)	See Tree and Palm Trimming Schedule
541 Primary Road Sidewalk Power Wash	\$ 6,200	\$ 5,460	\$ 7,350	\$ 5,500	\$ (700)	Strand Blvd. \$5500 powerwash
542 Primary Road ROW Maintenance	\$ 173,613	\$ 109,413	\$ 165,500	\$ 165,300	\$ (8,313)	Mainscape Contract 87% \$186,521 annually includes annuals, mulch, lawn, small tree/shrub and routine irrigation maintenance
543 Public Up-Lighting	\$ 3,000	\$ 2,106	\$ 2,500	\$ 2,000	\$ (1,000)	\$1,000 electricity, \$1,000 general repairs
545 Public Road ROW Maintenance	\$ 33,407	\$ 23,527	\$ 31,610	\$ 33,700	\$ 293	Mainscape Contract 13% \$186,521 annually, \$4,200 Street Cleaning Supreme Services, \$3,000 landscape replacement, \$2,000 tree fertilization
546 Public Roadway Tree Trimming	\$ 5,240	\$ -	\$ 5,240	\$ 2,900	\$ (2,340)	See Tree and Palm Trimming Schedule
547 Public Road Sidewalk Power Wash	\$ 2,200	\$ 1,890	\$ 1,890	\$ 1,900	\$ (300)	Entry way to gatehouse powerwash
551 Primary Road Street Lighting	\$ 33,000	\$ 20,244	\$ 30,400	\$ 31,300	\$ (1,700)	\$2,550 per month average FPL billing
553 Primary Road Street Sweeping	\$ 1,800	\$ -	\$ -	\$ -	\$ (1,800)	
554 Public Street Lights	\$ 2,000	\$ 741	\$ 1,000	\$ 1,000	\$ (1,000)	\$95 per month average FPL billing
555 Landscape Replacement	\$ 10,000	\$ 2,583	\$ 5,000	\$ 50,000	\$ 40,000	Landscape grass, shrubs and tree refurbishment East and West side of Strand Blvd.
556 Landscape (non shared)	\$ 7,000	\$ 3,331	\$ 3,331	\$ 2,900	\$ (4,100)	\$1,900 Ashford Lane powerwash and \$1,000 miscellaneous non shared landscape expense
558 Electric (non-shared)	\$ 600	\$ 145	\$ 250	\$ 300	\$ (300)	\$300 miscellaneous non-shared electric
559 Billing of Shared Expenses	\$ (83,013)	\$ (48,164)	\$ (77,590)	\$ (88,530)	\$ (5,517)	Club and Commercial per Cost Share Agreement
Total Maintenance and Operations	1,018,943	646,459	987,371	1,056,170	\$ 37,227	
Environmental Management						
606 Lakes and Water Management	\$ 41,608	\$ 23,900	\$ 35,100	\$ 36,000	\$ (5,608)	\$3,000 monthly contract
607 Irrigation (electric) and Reporting	\$ 12,750	\$ 8,606	\$ 12,100	\$ 10,800	\$ (1,950)	\$6,000 Cardno monitoring, \$400 per month electricity
618 Preserves Maintenance	\$ 26,000	\$ 12,000	\$ 26,000	\$ 26,800	\$ 800	\$5,750 Earthworks quarterly, \$3,800 SFWM compliance one time
619 Berm Maintenance I-75 and Eden	\$ 5,500	\$ 9,850	\$ 5,500	\$ 15,000	\$ 9,500	See Berm and Common Area Landscape Maintenance and Clearing Schedule
620 Lakes and Water Quality Improvement	\$ -	\$ -	\$ -	\$ 38,700	\$ 38,700	See Lake and Water Quality Improvement Schedule
669 Billing of Shared Expenses	\$ (33,115)	\$ (20,060)	\$ (29,535)	\$ (33,144)	\$ (29)	Club and Commercial per Cost Share Agreement
Total Environmental Management	\$ 52,743	\$ 34,296	\$ 49,165	\$ 94,156	\$ 41,413	
Hurricane Cleanup Expense						
690 Primary Road Hurricane Cleanup	\$ -	\$ 21,698	\$ 21,698	\$ -	\$ -	
691 Public Road Hurricane Cleanup	\$ -	\$ 8,702	\$ 8,702	\$ -	\$ -	
693 Back Gate Hurricane Prep	\$ -	\$ 1,199	\$ 1,199	\$ -	\$ -	
694 Street Signs Hurricane Repair	\$ -	\$ 1,754	\$ 1,754	\$ -	\$ -	
695 Gate House Hurricane Repair	\$ -	\$ 2,785	\$ 2,785	\$ -	\$ -	
696 Environmental Hurricane Expense	\$ -	\$ 4,680	\$ 4,680	\$ -	\$ -	
699 Billing of Shared Expense	\$ -	\$ (11,032)	\$ (11,032)	\$ -	\$ -	
Total Hurricane Cleanup Expense	\$ -	\$ 29,786	\$ 29,786	\$ -	\$ -	
Security						
702 Water/Sewer Guardhouse	\$ 1,000	\$ 1,231	\$ 1,500	\$ 800	\$ (200)	\$65 per month average
705 Telephone Guardhouse	\$ 2,750	\$ 1,891	\$ 2,800	\$ 2,800	\$ 50	\$233 per month average
707 Custodial Guardhouse	\$ 1,400	\$ 800	\$ 1,200	\$ 1,200	\$ (200)	\$100 per month Supreme Services contract trash collection Strand Blvd.
710 Pest Control Guardhouse	\$ 500	\$ 243	\$ 350	\$ 350	\$ (150)	\$81 per quarter Hulett contract
720 Security Contract	\$ 182,550	\$ 111,590	\$ 167,000	\$ 167,000	\$ (15,550)	No increase for 2019
740 Electricity Guardhouse	\$ 2,250	\$ 1,142	\$ 1,700	\$ 1,800	\$ (450)	\$150 per month average FPL bill
745 Guardhouse Supplies	\$ 2,500	\$ 1,907	\$ 2,500	\$ 2,500	\$ -	Printer Paper, incidental office supplies
746 Gate Access Software	\$ 1,000	\$ -	\$ -	\$ -	\$ (1,000)	
750 Guardhouse Repairs and Maintenance	\$ 2,000	\$ 869	\$ 1,000	\$ 3,800	\$ 1,800	\$3,000 Guardhouse Painting, \$800 general repairs
752 Back Gate Non-Shared Expenses	\$ 2,500	\$ 2,908	\$ 3,400	\$ 10,000	\$ 7,500	\$7,000 back gate upgrade camera's & gate, \$3,000 general repairs
753 Front Gate Repairs	\$ 6,500	\$ 3,626	\$ 5,400	\$ 6,000	\$ (500)	3% increase Cypress Access Contract \$5,300, \$700 general repairs
775 Bar Code Decals	\$ 3,000	\$ 1,026	\$ 2,000	\$ 2,500	\$ (500)	\$900 Static Labels, \$1,800 bar code labels
799 Billing of Shared Expenses	\$ (19,845)	\$ (9,919)	\$ (18,345)	\$ (18,360)	\$ 1,485	Club and Commercial per Cost Share Agreement
Total Security	\$ 188,105	\$ 117,314	\$ 170,505	\$ 180,390	\$ (7,715)	

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Administration						
802 Office Supplies	0	0	0	0	\$ -	
803 Miscellaneous Expense	6,000	6,804	5,200	5,200	\$ (800)	\$1,650 Cambridge, \$890 MWS Website, \$900 Christmas, \$650 Seabreeze, \$400 annual meeting, \$400 BOD Exp., \$250 IC Contact, \$61 FL. Annual Report
804 Postage	300	154	275	300	\$ -	Property Manager postage cost reimbursement
808 Accounting	0	0	0	0	\$ -	
809 Legal	2,500	10,005	21,691	25,000	\$ 22,500	\$13,000 document re-write, \$12,000 miscellaneous legal costs
810 Engineering	1,000	0	1,000	1,000	\$ -	miscellaneous engineering costs
812 Telephone	0	0	0	0	\$ -	
814 Property Management	42,600	28,226	43,100	60,000	\$ 17,400	\$5,000 per month Property Management Contract
815 Cable Consultant Fee	20,283	13,423	20,283	20,900	\$ 617	25% of Comcast Savings \$6.35 per unit 4 months, \$6.54 per unit 8 months, increase 3% for Comcast Contract
820 Insurance Property and Casualty	7,500	23,767	20,500	0	\$ (7,500)	
822 Insurance General Liability & Crime	0	0	0	6,600	\$ 6,600	\$5,700 General Liability & Hired Non-owned Auto, \$800 Crime
823 Insurance Wall, Fence and Equipment	0	0	0	12,500	\$ 12,500	\$8,600 walls, \$2,900 fences, \$400 irrigation pumps, \$600 gates and cameras
824 Insurance Directors and Officers	0	0	0	4,600	\$ 4,600	
825 Billing of Shared Expense Insurance	0	(4,367)	(4,367)	(3,900)	\$ (3,900)	Club 33.33% of wall and fence insurance cost per Cost Share Agreement
840 Taxes	250	436	600	250	\$ -	Tax return preparation
899 Contingency	13,677	0	0	10,218	\$ (3,459)	
Total Administration	94,110	78,448	108,282	142,668	\$ 48,558	
Total Operating Expenses	1,353,901	906,303	1,345,109	1,473,384	\$ 119,483	
900 Reserves	\$ 90,000	\$ 60,000	\$ 90,000	\$ 29,400	\$ (60,600)	See Reserve Schedule
901 Strand Boulevard Re-Paving	\$ -	\$ -	\$ -	\$ 140,600	\$ 140,600	
Total Association Expenses	\$ 1,443,901	\$ 966,303	\$ 1,435,109	\$ 1,643,384	\$ 199,483	
Association Income (Loss)	\$ (1)	\$ (3,484)	\$ 92,600	\$ -	\$ (1)	