

**The Strand Master Property Owners Association - Proposed 2020 Budget**  
**1073 Unit Owners**  
**\$402 Per Unit per Quarter**

10.12.19

	<b>2019 ADOPTED BUDGET</b>	<b>2019 ACTUAL 8 MONTHS</b>	<b>2019 PROJECTED ANNUAL</b>	<b>2020 PROPOSED BUDGET</b>	<b>Inc. (Decr.) VARIANCE 2019 BUDGET</b>
<b><u>Income</u></b>					
411 Maintenance Income	\$ 1,340,784	\$ 893,856	\$ 1,340,784	\$ 1,725,363	\$ 384,579
417 Special Assessment Hurricane	\$ -	\$ 305,729	\$ 305,729	\$ -	\$ -
430 Carry Forward Prior Year Income	\$ 92,600	\$ 61,733	\$ 92,600	\$ -	\$ (92,600)
454 Miscellaneous Income	\$ 40,000	\$ 26,667	\$ 40,000	\$ -	\$ (40,000)
455 Intrest Income	\$ -	\$ 3,961	\$ 4,000	\$ -	\$ -
??? Strand Blvd. Paving Income	\$ -	\$ -	\$ 100,487	\$ -	\$ -
460 Late Fees	\$ -	\$ 13,597	\$ 13,597	\$ -	\$ -
418 Reserve Income	\$ 170,000.00	\$ 113,333	\$ 170,000	\$ -	\$ (170,000)
<b>TOTAL INCOME</b>	<b>\$ 1,643,384</b>	<b>\$ 1,418,876</b>	<b>\$ 2,067,197</b>	<b>\$ 1,725,363</b>	<b>\$ 81,979</b>
<b><u>Maintenance and Operations</u></b>					
504 Primary Road Irrigation	\$ 15,000	\$ 15,004	\$ 15,004	\$ 15,000	\$ -
505 Public Road Irrigation	\$ 3,000	\$ 4,633	\$ 4,633	\$ 3,000	\$ -
508 Cable Television	\$ 803,000	\$ 536,958	\$ 805,573	\$ 829,900	\$ 26,900
509 Christmas Decorations	\$ 12,000	\$ 12,300	\$ 12,300	\$ 12,300	\$ 300
510 Signage	\$ 2,500	\$ 1,450	\$ 2,500	\$ 500	\$ (2,000)
540 Primary Road Tree Trimming	\$ 12,400	\$ -	\$ 12,400	\$ 12,400	\$ -
541 Primary Road Sidewalk Power Wash	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ -
542 Primary Road ROW Maintenance	\$ 165,300	\$ 108,811	\$ 163,300	\$ 165,300	\$ -
543 Public Up-Lighting	\$ 2,000	\$ 2,106	\$ 2,423	\$ 2,000	\$ -
545 Public Road ROW Maintenance	\$ 33,700	\$ 19,587	\$ 30,000	\$ 33,700	\$ -
546 Public Roadway Tree Trimming	\$ 2,900	\$ -	\$ 2,900	\$ 2,900	\$ -
547 Public Road Sidewalk Power Wash	\$ 1,900	\$ -	\$ 1,900	\$ 1,900	\$ -
551 Primary Road Street Lighting	\$ 31,300	\$ 22,975	\$ 33,219	\$ 31,300	\$ -
553 Primary Road Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -
554 Public Street Lights	\$ 1,000	\$ 728	\$ 1,092	\$ 1,000	\$ -
555 Landscape Replacement	\$ 50,000	\$ 1,045	\$ 50,000	\$ 50,000	\$ -
556 Landscape (non shared)	\$ 2,900	\$ -	\$ 2,900	\$ 2,900	\$ -
557 Fountain Maintenance Non-Shared	\$ -	\$ 2,444	\$ 2,444	\$ 1,000	\$ 1,000
558 Electric (non-shared)	\$ 300	\$ 169	\$ 255	\$ 300	\$ -
559 Billing of Shared Expenses	\$ (88,530)	\$ (49,045)	\$ (87,813)	\$ (87,915)	\$ 615
Total Maintenance and Operations	1,056,170	679,165	1,060,530	1,082,985	\$ 26,815
<b><u>Environmental Management</u></b>					
606 Lakes and Water Management	\$ 36,000	\$ 22,400	\$ 33,600	\$ 38,400	\$ 2,400
607 Irrigation (electric) and Reporting	\$ 10,800	\$ 7,624	\$ 11,400	\$ 11,640	\$ 840
??? Aerator System Electric	\$ -	\$ -	\$ 350	\$ 1,100	\$ 1,100
618 Preserves Maintenance	\$ 26,800	\$ 11,850	\$ 41,850	\$ 28,000	\$ 1,200
619 Berm Maintenance I-75 and Eden	\$ 15,000	\$ -	\$ 15,000	\$ 50,000	\$ 35,000

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620 Lakes and Water Quality Improvement	\$ 38,700	\$ 19,493	\$ 32,500	\$ 28,600	\$ (10,100)
669 Billing of Shared Expenses	\$ (33,144)	\$ (16,230)	\$ (36,966)	\$ (45,910)	\$ (12,766)
Total Environmental Management	\$ 94,156	\$ 45,137	\$ 97,734	\$ 111,830	\$ 17,674
<b><u>Hurricane Irma Wall / Fence Repair</u></b>					
671 Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
672 Project Management	\$ -	\$ -	\$ 30,000	\$ -	\$ -
673 Wall Installation	\$ -	\$ -	\$ 429,728	\$ -	\$ -
674 Chain Link Fence Repairs	\$ -	\$ 10,209	\$ 20,000	\$ -	\$ -
675 Site Development and Clearing Costs	\$ -	\$ 167,600	\$ 167,600	\$ -	\$ -
676 Tree and Vegetation Replacement	\$ -	\$ 25,000	\$ 86,075	\$ -	\$ -
677 Wall Contingency	\$ -	\$ 10,148	\$ 91,600		
678 All Other Contingency	\$ -	\$ 157,245	\$ 157,245	\$ -	\$ -
Total Hurricane Irma Wall /Fence Repair	\$ -	\$ 370,202	\$ 982,248	\$ -	\$ -
<b><u>Security</u></b>					
702 Water/Sewer Guardhouse	\$ 800	\$ 810	\$ 1,500	\$ 1,200	\$ 400
705 Telephone Guardhouse	\$ 2,800	\$ 1,993	\$ 3,000	\$ 3,000	\$ 200
707 Custodial Guardhouse	\$ 1,200	\$ 727	\$ 1,200	\$ 1,200	\$ -
710 Pest Control Guardhouse	\$ 350	\$ 165	\$ 350	\$ 350	\$ -
720 Security Contract	\$ 167,000	\$ 114,633	\$ 172,000	\$ 172,000	\$ 5,000
740 Electricity Guardhouse	\$ 1,800	\$ 1,329	\$ 2,000	\$ 2,000	\$ 200
745 Guardhouse Supplies	\$ 2,500	\$ 510	\$ 1,500	\$ 2,500	\$ -
746 Gate Access Software	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000
750 Guardhouse Repairs and Maintenance	\$ 3,800	\$ 841	\$ 1,000	\$ 1,000	\$ (2,800)
752 Back Gate Non-Shared Expenses	\$ 10,000	\$ 1,933	\$ 3,000	\$ 3,000	\$ (7,000)
753 Front Gate Repairs	\$ 6,000	\$ 4,657	\$ 6,400	\$ 6,000	\$ -
775 Bar Code Decals	\$ 2,500	\$ 2,132	\$ 2,600	\$ 2,500	\$ -
799 Billing of Shared Expenses	\$ (18,360)	\$ (12,388)	\$ (18,730)	\$ (20,260)	\$ (1,900)
Total Security	\$ 180,390	\$ 117,342	\$ 175,820	\$ 190,490	\$ 10,100

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<b>Administration</b>					
802 Office Supplies	\$ -	\$ 2,542	\$ 2,542	\$ -	\$ -
803 Miscellaneous Expense	\$ 5,200	\$ 2,831	\$ 4,300	\$ 7,200	\$ 2,000
804 Postage	\$ 300	\$ 425	\$ 450	\$ 450	\$ 150
808 Accounting	\$ -	\$ -	\$ -	\$ -	\$ -
809 Legal	\$ 25,000	\$ 6,921	\$ 24,700	\$ 25,000	\$ -
810 Engineering	\$ 1,000	\$ -	\$ 1,000	\$ 6,000	\$ 5,000
812 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
814 Property Management	\$ 60,000	\$ 27,254	\$ 40,600	\$ 40,000	\$ (20,000)
815 Cable Consultant Fee	\$ 20,900	\$ 13,825	\$ 20,800	\$ 21,500	\$ 600
820 Insurance Property and Casualty	\$ -	\$ 803	\$ -	\$ -	\$ -
822 Insurance General Liability & Crime	\$ 6,600	\$ -	\$ 1,300	\$ 1,300	\$ (5,300)
823 Insurance Wall, Fence and Equipment	\$ 12,500	\$ 9,154	\$ 14,800	\$ 14,800	\$ 2,300
824 Insurance Directors and Officers	\$ 4,600	\$ -	\$ -	\$ -	\$ (4,600)
825 Billing of Shared Expense Insurance	\$ (3,900)	\$ -	\$ -	\$ -	\$ 3,900
840 Taxes	\$ 250	\$ -	\$ 250	\$ 250	\$ -
899 Contingency	\$ 10,218	\$ -	\$ -	\$ 3,558	\$ (6,660)
Total Administration	<u>\$ 142,668</u>	<u>\$ 63,755</u>	<u>\$ 110,742</u>	<u>\$ 120,058</u>	<u>\$ (22,610)</u>
<b>Total Operating Expenses</b>	<b><u>\$ 1,473,384</u></b>	<b><u>\$ 1,275,601</u></b>	<b><u>\$ 2,427,074</u></b>	<b><u>\$ 1,505,363</u></b>	<b><u>\$ 31,979</u></b>
??? Rear Gate Redesing and Build				\$ 35,000	\$ 35,000
??? Gatehouse Front Entrance Redesign and Build				\$ 155,000	\$ 155,000
900 <b>Reserves</b>	\$ 170,000	\$ 117,017	\$ 173,700	\$ 30,000	\$ (140,000)
<b>Total Association Expenses</b>	<b><u>\$ 1,643,384</u></b>	<b><u>\$ 1,392,618</u></b>	<b><u>\$ 2,600,774</u></b>	<b><u>\$ 1,725,363</u></b>	<b><u>\$ 81,979</u></b>
<b>Association Income (Loss)</b>	<b><u>\$ -</u></b>	<b><u>\$ 26,258</u></b>	<b><u>\$ (533,577)</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>