

**The Strand Master Property
Owners Association
Proposed Budget 2011**

Acct #	Account Name	Budget 2009	Budget 2010	Est Account Final 2010	Proposed Budget 2011	
Revenue:						
411	Maintenance Income	1,114,880	1,094,000	1,135,059	1,008,150	
454	Miscellaneous Income			220		
455	Interest Income	1,120		193		
460	Late Fees			0		
	Total Revenue	1,116,000	1,094,000	1,135,472	1,008,150	
Maintenance and Operations:						
					see notes	comments
504	Primary Road Irrigation	10,000	6,000	11,348	1	8,000
505	Public Road Irrigation	-	0	13,887	2	1,800
508	Cable Television	330,000	391,000	383,451		414,470
509	Christmas Décor	12,000	12,500	20,500	3	12,500
510	Signage	1,000	1,000	1,015		1,000
542	Primary Road ROW maintenance	301,000	275,000	254,513		201,520
543	Public Up-lighting	1,300	2,000	1,442		2,000
545	Public Road ROW Maintenance	45,000	37,000	33,841		24,480
551	Primary Road Street Lighting	22,000	20,000	23,414		23,000
553	Primary Road Street Sweeping	500	500	250		500
554	Public Street Lights	1,000	2,000	1,604		2,000
555	Landscape Replacement	5,000	0	-		50,000
558	Electric (non-shared)	3,600	4,000	4,694		4,500
559	Billing of Shared Expenses	(99,515)	(89,925)	(97,309)		(80,333)
	Total Maintenance and Operations	632,885	661,075	652,650		665,437
Environmental Management:						
606	Lakes & Water management	30,000	26,000	36,452		28,956
607	Irrigation (electric) & Reporting	-	16,000	7,000		14,400
618	Preserves Maintenance	35,000	28,000	13,800		27,600
619	Berm Maintenance-I-75,Eden,Trophy	1,000	3,500	10,100	4	8,000
669	Billing of Shared Expenses	(28,350)	(24,590)	(27,633)		(27,434)
	Total Environmental Management	37,650	48,910	39,719		51,522
Security:						
702	Water/Sewer- Guardhouse	1,000	1,400	1,368		1,400
705	Telephone-Guardhouse	800	800	869		1,200
707	Custodial- Guardhouse	200	200	306		300
710	Pest Control-Guardhouse	200	300	396		500
720	Security Contract	200,000	149,000	159,972		160,000
740	Electricity-Guardhouse	2,500	2,500	2,228		2,500
745	Guardhouse Light Supplies	1,300	1,000	706		1,000
746	Gate Access Software	15,360	16,500	20,903	5	17,000
750	Guardhouse Structural Repairs	500	500	164		500
753	Gate Repairs	4,000	3,500	5,552		4,000
775	Bar Code Decals	800	1,000	2,939		2,500
799	Billing of Shared Expenses	(22,586)	(17,570)	(17,156)		(16,940)
	Total Security	204,074	159,130	178,248		173,960

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<u>Administrative:</u>						<u>see notes</u> <u>comments</u>	
801	Records Storage	300	400	75	0	Incl In PM fee	
802	Office Supplies	1,500	2,000	1,873	2,000		
803	Miscellaneous Expense	2,441	6,000	9,813	6	4,500	Reduced
804	Postage	900	500	495	600		
808	Accounting	9,000	2,000	1,450	0	Incl In PM fee	
809	Legal	60,000	26,000	8,050	15,000	Reduced	
810	Engineering	1,500	2,000	1,166	3,000		
812	Telephone	300	0	0	0		
814	Management Fees	99,000	80,000	54,485	35,376		
817	Loan Interest		300	0	0		
820	Insurance Property /Casualty	8,000	7,000	11,744	7	6,000	
822	Insurance Liability	1,300	1,700	1,458	1,700		
840	Taxes	150	150	160	500		
899	Contingency	-	0		13,195	NEW - unplanned emergency	
900	Reserve Contribution	27,000	96,835	156,441	8	70,360	Normal monthly + additional 40K
	Total Administrative	211,391	224,885	247,210		152,231	
Total Expenses		1,086,000	1,094,000	1,117,826		1,043,150	
Net Loss / (Surplus) 2010 est						35,000	EST SURPLUS 2010
Total Budget Expense		1,086,000	1,094,000			1,008,150	
Total maintenance fees divided by 1072.5 units divided by 4 quarters		260	255			235	Quarterly FEE

NOTES:

- 1 504- incl. irrigation actuals for both 2009 and 2010
- 2 505- Incls one time charge for commercial well
- 3 509- Incls. 2009 and 2010 charges
- 4 619- Incls one-time charge for initial I-75 work
- 5 746- Incls extra for initial voice mail update
- 6 803- Incls extra for one time flag pole lights
- 7 820- Incls extra payment - refunded
- 8 900- Incls monies for replenish of funds