

**The Strand Master Property Owners Association  
Proposed Budget 2012**

Acct #	Account Name	Budget 2009	Budget 2010	Budget 2011	Est Account EOY 2011	Proposed Budget 2012	
<b>Revenue:</b>							
411	Maintenance Income	1,114,880	1,094,000	1,008,150		943,800	
454	Miscellaneous Income						
455	Interest Income	1,120					
460	Late Fees						
	<b>Total Revenue</b>	<b>1,116,000</b>	<b>1,094,000</b>	<b>1,008,150</b>		<b>943,800</b>	
<b>Maintenance and Operations:</b>							
					<u>Notes</u>		<u>comments</u>
504	Primary Road Irrigation	10,000	6,000	8,000	2,446	1	3,000
505	Public Road Irrigation	-	0	1,800	945	2	1,100
508	Cable Television	330,000	391,000	414,470	405,684		421,947 Contract 4% incr
509	Christmas Décor	12,000	12,500	12,500	16,000	3	16,000
510	Signage	1,000	1,000	1,000	2,125		1,000
542	Primary Road ROW maintenance	301,000	275,000	201,520	198,659	4	197,260 Incl 2% incr + Tree Trimming
543	Public Up-lighting	1,300	2,000	2,000	1,369		2,000
545	Public Road ROW Maintenance	45,000	37,000	24,480	27,938		27,838 Incl 2% incr + Tree trimming
551	Primary Road Street Lighting	22,000	20,000	23,000	24,262		24,500
553	Primary Road Street Sweeping	500	500	500	500		500
554	Public Street Lights	1,000	2,000	2,000	1,989		2,100
555	Landscape Replacement	5,000	0	50,000	31,546		50,000 Long Term Planning (Medians)
556	Landscape (not shared)			-	20,360		12,000 Est future North property Work
558	Electric (non-shared)	3,600	4,000	4,500	3,484		4,000
559	Billing of Shared Expenses	(99,515)	(89,925)	(80,333)			(82,223)
	<b>Total Maintenance and Operations</b>	<b>632,885</b>	<b>661,075</b>	<b>665,437</b>			<b>681,022</b>
<b>Environmental Management:</b>							
606	Lakes & Water management	30,000	26,000	28,956	28,956		29,000 Extra for yr. removal of lake weeds
607	Irrigation (electric) & Reporting	-	16,000	14,400	13,766		14,500
618	Preserves Maintenance incl I-75	35,000	28,000	27,600	47,700	5	27,000 Incl. I-75
619	Berm Maintenance at Eden, Trophy Club	1,000	3,500	8,000	5,670		3,000 Eden berm + Trophy PL only
669	Billing of Shared Expenses	(28,350)	(24,590)	(27,434)			(25,760)
	<b>Total Environmental Management</b>	<b>37,650</b>	<b>48,910</b>	<b>51,522</b>			<b>47,740</b>
<b>Security:</b>							
702	Water/Sewer- Guardhouse	1,000	1,400	1,400	1,057		1,400
705	Telephone-Guardhouse	800	800	1,200	1,141		1,200 Incl new gate access voice mail
707	Custodial- Guardhouse	200	200	300	923		300
710	Pest Control-Guardhouse	200	300	500	357		500
720	Security Contract	200,000	149,000	160,000	161,651		166,260 Assume 2% increase
740	Electricity-Guardhouse	2,500	2,500	2,500	2,528		2,500
745	Guardhouse Light Supplies	1,300	1,000	1,000	1,645	6	1,000
746	Gate Access Software	15,360	16,500	17,000	8,436	7	3,492 Reduced for new software system
750	Guardhouse Structural Repairs	500	500	500	4,000	8	1,000
752	Non Shared Gate Repairs (back)				7,639	7	3,492 New software / gate repairs not shared
753	Gate Repairs	4,000	3,500	4,000	3,752		4,000
775	Bar Code Decals	800	1,000	2,500	4,223		2,500
799	Billing of Shared Expenses	(22,586)	(17,570)	(16,940)			(17,616)
	<b>Total Security</b>	<b>204,074</b>	<b>159,130</b>	<b>173,960</b>			<b>170,028</b>

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Acct #	Account Name	Budget 2009	Budget 2010	Budget 2011	Est Final Amounts 2011	Proposed Budget 2012	
<b>Administrative:</b>							<u>Notes</u> <u>comments</u>
801	Records Storage	300	400	0	0	0	
802	Office Supplies	1,500	2,000	2,000	1,660	2,000	
803	Miscellaneous Expense	2,441	6,000	4,500	7,139	6,500	
804	Postage	900	500	600	384	600	
808	Accounting	9,000	2,000	0	0	0	Incl In PM fee
809	Legal	60,000	26,000	15,000	6,410	10,000	Reduced
810	Engineering	1,500	2,000	3,000	1,400	3,000	
812	Telephone	300	0	0	0	0	
814	Management Fees	99,000	80,000	35,376	35,376	36,703	
817	Loan Interest		300	0	0	0	
820	Insurance Property /Casualty	8,000	7,000	6,000	6,193	6,200	
822	Insurance Liability	1,300	1,700	1,700	1,441	1,500	
840	Taxes	150	150	500	250	500	
899	Contingency	-	0	13,195	8,759	12,647	For unplanned emergency
900	Reserve Contribution	27,000	96,835	70,360	70,360	30,360	Per Reserve Schedule
Total Administrative		211,391	224,885	152,231		110,010	
Total Expenses		1,086,000	1,094,000	1,043,150		1,008,800	
Net (Loss) / Surplus				35,000		<b>65,000</b>	EST. SURPLUS 12/31/2011
Total Budget Expense		1,086,000	1,094,000	1,008,150		943,800	
Total budget assessment=expenses divided by 1072.5 divided by 4 quarters		<b>\$260</b>	<b>\$255</b>	<b>\$235</b>		<b>\$220</b>	<b>For Fiscal Year 2012 Est. Quarterly Assessment</b>

NOTES:

- 1 504- incl. irrigation actuals for Strand Blvd
- 2 505- Charges for commercial well for Strand Blvd.
- 3 509- Incls. 2011 and 2012 charges
- 4 542- Incls Pressure Washing Blvd. Not incl this year
- 5 618- Incls both Preserve and I-75 berm - twice per year
- 6 745-Incls additional work for electric room setup
- 7 746- Incls change to new software system with voice mail
- 8 750-Incls gate house repainting and repairs

