

# THE STRAND HOMEOWNERS' ASSOCIATION

c/o Southwest Property Management  
1044 Castello Drive, Suite #206  
Naples, FL 34103  
239-261-3440

## SALES APPLICATION FORM

**Please submit application at least 20 days prior to occupancy**

( ) I/WE HEREBY APPLY FOR PURCHASE OF \_\_\_\_\_, ON AMBERWOOD DRIVE / BARCLAY LANE / MARBLE COURT / ROLLING OAKS COURT / ROLLING PINES DRIVE / STRAND BLVD / WHISPERWOOD COURT, AND FOR MEMBERSHIP IN THE STRAND HOMEOWNERS ASSOCIATION.

- CLOSING DATE \_\_\_\_\_.
- TITLE COMPANY OR ATTORNEY: \_\_\_\_\_.
- A COPY OF THE SALES CONTRACT IS ATTACHED

### **FEES APPLICABLE:**

- **APPLICATION PROCESSING FEE \$ 150.00 MADE PAYABLE TO THE STRAND HOA**
- **WORKING CAPITAL TRANSFER FEE \$500.00 MADE PAYABLE TO STRAND HOA**

**PLEASE NOTE THAT THE ABOVE FEES ARE DUE PRIOR TO CLOSING AND DO NOT INCLUDE THE STRAND MASTER ASSOCIATION FEES.**

### **PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:**

1. APPLICANT FULL NAME \_\_\_\_\_
2. APPLICANT FULL NAME \_\_\_\_\_
3. CURRENT ADDRESS \_\_\_\_\_
4. TELEPHONE: (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_
5. EMAIL ADDRESS: \_\_\_\_\_ (ok for website use) \_\_\_\_yes \_\_\_\_no
6. EMPLOYER \_\_\_\_\_
7. POSITION \_\_\_\_\_
8. THE HOMEOWNERS' DOCUMENTS OF THE STRAND PROVIDE AN OBLIGATION TO OWNERS THAT ALL UNITS ARE FOR SINGLE FAMILY RESIDENCE ONLY. PLEASE STATE THE NAME, RELATIONSHIP, AND AGE OF ALL OTHER PERSONS WHO WILL BE OCCUPYING THE UNIT REGULARLY.

NAME

RELATIONSHIP

AGE

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9. PERSON TO BE NOTIFIED IN CASE OF EMERGENCY \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

10. MAKE OF AUTOMOBILES(S)

- Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_
- Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_
- Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_

11. MAILING ADDRESS FOR BILLINGS AND NOTICES CONNECTED WITH THIS APPLICATION:

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

14. NAME OF CURRENT UNIT OWNER \_\_\_\_\_

REALTOR: AGENT/COMPANY \_\_\_\_\_

EMAIL \_\_\_\_\_

IF THIS TRANSACTION IS A SALE: I AM PURCHASING THIS UNIT WITH THE INTENTION TO:  
(PLEASE CHECK ONE)

( ) RESIDE HERE ON A FULL-TIME BASIS ( ) RESIDE HERE PART-TIME ( ) LEASE UNIT

I AM AWARE OF AND AGREE TO ABIDE BY THE HOMEOWNER'S ASSOCIATION DOCUMENTS AND RULES AND REGULATIONS. I ACKNOWLEDGE RECEIPT OF A COPY OF THE ASSOCIATION RULES AND REGULATIONS. \_\_\_\_\_ (INITIAL). SELLER IS TO PROVIDE THE ASSOCIATION DOCUMENTS. *Documents can be found on HOMEWISE.COM / or on The Strand HOA Website- THESTRANDHOA.INFO*

12. I UNDERSTAND AND AGREE THAT THE ASSOCIATION, IN THE EVENT IT APPROVES A LEASE, IT AUTHORIZED TO ACT AS THE OWNER'S AGENT, WITH FULL POWER AND AUTHORITY TO TAKE WHATEVER ACTION MAY BE REQUIRED, INCLUDING EVICTION, TO PREVENT VIOLATIONS BY LESSEES AND THEIR GUESTS, OF PROVISIONS OF THE DOCUMENTS AND THE RULES AND REGULATIONS OF THE ASSOCIATION. \_\_\_\_\_ (INITIAL)

13. REQUEST THE ESTOPPEL: [HomeWiseDocs.com](http://HomeWiseDocs.com) \_\_\_\_\_ (INITIAL)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

ACCEPTED BY THE BOD (\_\_\_\_\_) \_\_\_\_\_

DATE: \_\_\_\_\_



# The Strand

## Single Family Community

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### Rules and Regulations

*The Board of Directors has the power and obligation to create and enforce reasonable rules and regulations consistent with the Articles of Incorporation or Amendment, Bylaws and Declaration of Covenants of both the Strand Master Property Owners Association and the Single Family Homeowners Association. The following is a partial list of these Rules and Regulations and use restrictions which the Board feels most members would be interested in as they affect our daily activities, lives and investment.*

*For more complete or comprehensive information, please consult the governing documents.*

#### ❖ Parking

- ◆ Abandoned, inoperable or oversized vehicles of any kind shall not be stored or parked on any portion of the exterior of the property.
- ◆ No commercial vehicles, campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, or vans shall be permitted to be parked or to be stored on any portion of the exterior of the property. The prohibition on parking for all vehicles shall not apply to temporary parking of commercial vehicles used for construction or the temporary parking of other vehicles for the loading or unloading of materials or personnel. Temporary parking is between the hours of 7 AM and 6 PM Monday through Friday and 7 AM and 2 PM Saturday, except for emergency situations.
- ◆ Overnight parking on the street is not permitted.
- ◆ Parking on the lawns is not permitted.
- ◆ No more than two automobiles may be parked in a driveway overnight without the written consent of the Board of Directors.
- ◆ Any vehicle parked in violation of these or other restrictions may be towed by the Homeowners' Association at the sole expense of the owner of such vehicle if violation is not corrected within a period of twenty-four (24) hours from the time of notice of violation.

#### ❖ Garage Doors

- ◆ All garage doors will remain closed at all times except when needed to be left open for ingress and egress to the garage.

#### ❖ Trash

- ◆ Garbage collection is Tuesday and Friday.
- ◆ Recycling collection is Tuesday.
- ◆ Trash, garbage and other waste shall be kept in clean receptacles
- ◆ Cans must be stored in a location that is screened from the public view and protected from storms, animals and other disturbances
- ◆ Cans should be placed at the curb after 6 p.m. the night before pick-up and brought in by 6 p.m. the day of pick-up.
- ◆ Replacement receptacles may be obtained from Waste Management at (239) 252-2380

❖ **Nuisance**

- ◆ No light, sound or odor shall be emitted from any Lot which is obnoxious or unreasonably offensive to others.
- ◆ No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within the Property nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to Lot or its occupants.
- ◆ Please be considerate after 10:00 p.m.

❖ **Fences & Walls**

- ◆ No dog runs, animal pen or fences (including invisible fences), for the containment of animals, of any kind will be permitted on any lot.
- ◆ The installation of any chain link fences and walls must be approved by the Board of Directors and shall not block the lake, golf course, or natural preserve views of the adjacent parcels.

❖ **Playground Equipment**

- ◆ Jungle gyms, swing sets, or other playground equipment including, but not limited to, basketball hoops and backboards are not permitted on any Lot, without the written consent of the Board of Directors.
- ◆ In the event of a hurricane, basketball hoops and all loose items must be removed from the outside.

❖ **Hurricane Shutters**

- ◆ Hurricane shutters must be compatible with the color of the property or be clear.
- ◆ Plywood or unfinished metal shutters can be installed a week prior to and must be removed one week after a hurricane.

❖ **Leasing**

The Owner of a Lot shall have the right to lease such Lot subject to the following conditions:

- ◆ All leases must be in writing, for a term no less than thirty (30) days, three (3) times per year, subject to the Homeowners' Documents and submitted to the Board of Directors or Management Company for approval at least fifteen (15) days before the tenant(s) commence occupancy.
- ◆ Tenant shall comply with Homeowners' Documents. Failure of tenant to comply shall be a default under the lease.
- ◆ Owner shall be liable for any violation of the Homeowners' Documents committed by such Owner's tenant.
- ◆ No Lot shall be leased, used or sold on a "timeshare basis."
- ◆ No Lot shall be leased without the prior written approval of the Board of Directors.
- ◆ The Association shall charge a fee for the review and approval or disapproval of each proposed lease at the discretion of the Board of Directors. The amount of the fee shall be up to the maximum amount by law (currently \$100) and may be charged for each proposed occupant under the lease except that a husband and wife and their minor children may only be charged a single fee. No fee may be charged for the renewal of an existing lease for the same occupants.
- ◆ Subleasing is not permitted.

❖ **Moving In/Out Policy**

- ◆ All commercial moving trucks and/or U-Haul trucks or trailers used for the purpose of residential moving will be permitted at any time or day of the week, providing that the homeowner is present at the time of entry or has registered the movers with the gatehouse.

❖ **Hazardous Materials**

- ◆ No Owner or his tenants, guests, or invitees, shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Lot any Hazardous Materials except in compliance with the Environmental Laws.

❖ **Signs**

- ◆ No sign or advertising of any kind shall be erected on any Lot unless the same has been approved by the Homeowners' Association.
- ◆ Home security and real estate signs are permitted. Real estate signs must conform to the applicable sign standards as approved by the Strand Master Property Owners Association.
- ◆ No more than three (3) political signs, no larger than 2' x 2' are permitted to be installed two months prior to a public governmental election and must be removed immediately thereafter.

❖ **Flags & Flagpoles**

- ◆ Flagpoles are not permitted without the prior written consent of the Board of Directors
- ◆ Homeowners may only display the official flag of the State of Florida and the United States flag. On Memorial Day, Flag Day, Independence Day, Veterans Day and Armed Forces Day you may display official flags of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

❖ **Antennas and Electronic Devices**

- ◆ No outside antennas, antenna masts, electronic devices or antenna towers shall be permitted except as may be specifically permitted by federal law.
- ◆ If such device is permitted by such law(s), adequate screening of same from off-site view shall be required, and the plans, location, and method of screening shall be submitted for approval by the Board of Directors, prior to installation.
- ◆ The Board of Directors currently allows satellite TV dishes (less than 24" in diameter) as long as the dish is mounted to the Owner's house and has the appropriate screening.

❖ **Pets**

- ◆ Household pets such as dogs, cats and birds may be kept on any Parcel.
- ◆ All animals shall be leashed while outdoors, and contained within the Owner's residence and shall not be permitted to roam freely.
- ◆ Pets may not be left unattended on porches, lanais, patios, on Common Areas, outside, or in garages.
- ◆ Please be considerate and clean up after your pet.

❖ **Landscaping and Tree Trimming**

- ◆ Major landscaping changes (30% or greater) must be approved by the Board of Directors.
- ◆ Normal routine tree trimming of palms by landscaping company is up to 12 feet. Anything beyond that is a homeowner's expense.
- ◆ Palms are trimmed annually throughout the association as a homeowner's expense.
- ◆ Hardwood trimming is an association budgeted expense and is done every other year.
- ◆ Rain sensors are the responsibility of the owner. Repair, replacement and relocation are determined by landscaper.
- ◆ It is suggested that any landscape trimming done by homeowners to be collected by the landscaper be placed on the lawn.
- ◆ Prior to removal of hardwood or palm trees, please consult with the property manager for the applicable Collier County ordinance governing removal of trees.

❖ **Outdoor Equipment**

- ◆ Twenty (20) pound portable propane bottled gas tanks, swimming pool equipment, housing and sprinkler pumps, emergency generators and other such outdoor equipment must be adequately screened with landscape.
- ◆ The plans, location and method of screening for any outdoor equipment shall be submitted to the Board of Directors for approval prior to installation.
- ◆ Emergency generators must be approved by the Board of Directors.
- ◆ Underground storage tank of heating fuel may be connected and used for only the following equipment: swimming pool heaters, outdoor cooking equipment, indoor fireplaces, indoor cooking equipment, indoor clothes dryer, hot water tanks, and emergency generators and cannot exceed 250 gallons.
- ◆ No more than one on-site underground storage tank shall be permitted. No above ground on-site fuel tank, oil tank, or bottled gas tank shall be permitted on any lot.

❖ **Air Conditioners**

- ◆ Wall and window air conditioning or heating units shall not be permitted.

❖ **On-Site Fuel Storage**

- ◆ Up to twenty (20) gallons of fuel may be stored on each Parcel for emergency purposes and operating of lawn mowers, barbecue gas grills and similar tools or equipment.

❖ **Golf Carts**

- ◆ Golf cart use requires a valid driver's license and must not be operated outside the perimeter boundary of the Strand.

❖ **Mailboxes and Address Markers**

- ◆ Maintenance, repair and/or replacement of mailboxes are the responsibility of the homeowner.
- ◆ Existing mailboxes shall only be replaced with mailboxes of a substantially similar mailbox of like kind, size and color approved by the Board of Directors.
- ◆ Mailboxes must be maintained according to the standards established by the Board of Directors.

❖ **Maintenance & Alterations**

The individual Lot owners shall have the maintenance, repair and replacement responsibility of the following:

- ◆ The home, structure and all structural components, including courtyard walks, entry doors, garage doors, roof components, windows, sliding glass doors, screens, screen doors, driveways and frameworks serving their home.
- ◆ The roofs, driveways and exterior of the structure shall be cleaned on a regular basis to remove and discourage mold growth.
- ◆ No building, structure, enclosure or other improvement shall be erected or existing exteriors of buildings, structures or enclosures be altered, nor shall any grading, excavation, or other site work, or major landscaping, exterior painting of homes or other structures, or any other exterior work on any structure or lot shall occur unless and until the plans, specifications and location of same shall have been submitted to, and approved by, the Board of Directors.
- ◆ The Board of Directors shall have thirty (30) days after delivery of all required information, plans and materials to approve or deny any such plan.

❖ **Holiday Decorations**

- ◆ Holiday season decorations are not permitted to be displayed until November 1<sup>st</sup> and must be removed by February 1<sup>st</sup>.
- ◆ Christmas lights on trees can be left up all year long, but cannot be turned on from
- ◆ February 1<sup>st</sup> to October 31<sup>st</sup>. Homeowners are responsible for any damage to their lights from tree trimming.

❖ **Service Vehicles and Deliveries**

- ◆ Construction contractors, grounds maintenance personnel or other hired workers or construction material deliveries shall be allowed entry/exit to the Strand only between the hours of 7:30 AM and 5 PM Monday through Saturday; except for emergencies.
- ◆ All contractors, grounds maintenance personnel or other hired workers must exit the Strand by 6:00 PM.
- ◆ Deliveries from food establishments, UPS and FedEx to residential units are permitted any day of the week and at any time.

❖ **Variances**

- ◆ The Board of Directors may authorize variances from compliance with any of the architectural provisions of these Rules and Regulations when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental which must be approved by the Board of Directors.
- ◆ The granting of such a variance shall not operate to waive any of the terms and provisions of the Declaration of Covenants and the Rules and Regulations for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot.

**These Rules and Regulations are for the benefit of all owners. The Board of Directors thanks all residents for their cooperation.**



<b>Budget_Statement</b> <b>OTLN THE STRAND HOMEOWNERS</b> <b>ASSOCIATION INC</b> <b>01/01/2021</b>
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FIRSTSERVICE RESIDENTIAL  
C/O FIRSTSERVICE RESIDENTIAL  
Hollywood FL 33020

Account	Description	Monthly Budget	Year Budget
<b>REVENUE</b>			
40000	Owner Assessments	32,832	393,984
40002 00	Reserve Income	2,500	30,000
40010 00	Master Assessments	14,681	176,176
40095	Prior Yrs Srpl/(Def)	3,375	40,500
<b>**TOTAL REVENUE</b>		<b>\$53,388</b>	<b>\$640,660</b>
<b>EXPENSES</b>			
<b>**ADMINISTRATIVE</b>			
50011	Master Assessments	14,681	176,176
50045 00	Legal Fees	167	2,000
50048	Annual Condo Fees	6	75
50075	Office Supplies	583	7,000
50104	Income Taxes	21	250
50125	Web Site Maintenance	125	1,500
50127	Contingency	1,123	13,478
<b>**TOTAL ADMINISTRATIVE</b>		<b>\$16,706</b>	<b>\$200,479</b>
<b>**INSURANCE</b>			
52030	Multiperil Insurance	333	4,000
<b>**TOTAL INSURANCE</b>		<b>\$333</b>	<b>\$4,000</b>
<b>**UTILITIES</b>			
54050 09	Electricity - Street Lights	458	5,500
54050 18	Electricity - Irrigation	833	10,000
<b>**TOTAL UTILITIES</b>		<b>\$1,291</b>	<b>\$15,500</b>
<b>**CONTRACTS</b>			
60073	Irrigation Contract	833	10,000
60090	Lawn Maintenance	21,705	260,460
61000	Management Services	1,135	13,621
61027	Pressure Cleaning	375	4,500
<b>**TOTAL CONTRACTS</b>		<b>\$24,048</b>	<b>\$288,581</b>
<b>**REPAIRS &amp; MAINTENANCE</b>			
70025	Infrastructure Repairs	250	3,000
70135	Landscape Improvements	1,250	15,000
70137	Irrigation Maintenance/Repairs	625	7,500
70138	Tree Trimming (Hardwood)	500	6,000
70139	Palm Trimming - Pay Back	167	2,000
70146	Pump Maintenance	300	3,600
70166	Mulch/Ground Cover	5,417	65,000
<b>**TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>\$8,509</b>	<b>\$102,100</b>
<b>**RESERVE TRANSFERS</b>			
80000 00	Reserve Transfers	2,500	30,000
<b>**TOTAL RESERVE TRANSFERS</b>		<b>\$2,500</b>	<b>\$30,000</b>

Budget\_Statement  
 OTLN THE STRAND HOMEOWNERS  
 ASSOCIATION INC  
 01/01/2021

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Hollywood FL 33020

Account	Description	Monthly Budget	Year Budget
**TOTAL EXPENSES		\$53,387	\$640,660
NET INCOME/(LOSS)		<u>\$1</u>	<u>\$0</u>
**START UP			
**TOTAL START UP EXPENSES		\$0	\$0
EXCESS START UP REVENUE/(EXP)		<u>\$0</u>	<u>\$0</u>



# COUPON/STATEMENT REQUEST - MAINTENANCE

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

- A.  Approved new budget  
B.  Amended budget  Retroactive for full year?  Or partial year, if so, From:  To

Homeowner's accounts to be adjusted?  If Yes, what is the effective date 1/1/1900

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing?  If all units pay the same, enter amount \$  /Unit
3. Frequency:  If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
6. Are Reserves included in the budget?: (schedule must be included)
7. Is your Late Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your coupons will remain the same as last year).  
 Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)  
 No Late Fee  
 Flat rate \$  after  days OR  
 Percentage rate only \$  % after  days
8. Is your Interest Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your coupons will remain the same as last year).  
 Yes (select one interest fee policy)  
 No Interest Fee  
 New Interest rate \$  % per annum after  days\*  
\*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing Special assessment that requires coupons?

## Order Instructions

10. Format:  Coupons  Statements
11. Delivery Method:
12. Letter of Correspondence to be included:   
if yes, please go back to the submission page to attach the PDF as a general attachment.

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur

**2425-THE STRAND HOMEOWNERS ASSOCIATION INC - BudgetActuals**  
**Proposed Operating Budget**  
**January 1, 2021 - December 31, 2021**

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	<b>**REVENUE</b>				
40000	Owner Assessments	33,805	405,664	32,832	393,984
40002-00	Reserve Income-	2,333	28,000	2,500	30,000
40010-00	Master Assessments-	14,681	176,176	14,681	176,176
40011	Late Fee Income	0	0	0	0
40014	Legal Fee Income	0	0	0	0
40021	Rental Application Fees	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Application Fee Income	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40095	Prior Yrs Srpl/(Def)	2,625	31,500	3,375	40,500
41010	House Charges	0	0	0	0
	<b>**TOTAL REVENUE</b>	<b>53,444</b>	<b>641,340</b>	<b>53,388</b>	<b>640,660</b>
	<b>EXPENSES</b>				
	<b>**ADMINISTRATIVE</b>				
50011	Master Assessments	14,681	176,176	14,681	176,176
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees-	167	2,000	167	2,000
50048	Annual Condo Fees	06	75	06	75
50075	Office Supplies	500	6,000	583	7,000
50104	Income Taxes	21	250	21	250
50125	Web Site Maintenance	104	1,250	125	1,500
50127	Contingency	818	9,815	1,123	13,478

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	<b>**TOTAL ADMINISTRATIVE</b>	16,297	195,566	16,707	200,479
	<b>**PROPERTY INSURANCE</b>				
52030	Multiperil Insurance	417	5,000	333	4,000
	<b>**TOTAL PROPERTY INSURANCE</b>	417	5,000	333	4,000
	<b>**UTILITIES</b>				
54050-09	Electricity- - Street Lights	438	5,250	458	5,500
54050-18	Electricity- - Irrigation	1,458	17,500	833	10,000
	<b>**TOTAL UTILITIES</b>	1,896	22,750	1,292	15,500
	<b>**CONTRACTS</b>				
60073	Irrigation Contract	833	10,000	833	10,000
60090	Lawn Maintenance	21,705	260,460	21,705	260,460
61000	Management Services	1,122	13,464	1,135	13,621
61027	Pressure Cleaning	250	3,000	375	4,500
	<b>**TOTAL CONTRACTS</b>	23,910	286,924	24,048	288,581
	<b>**REPAIRS/MAINTENANCE</b>				
70025	Infrastructure Repairs	250	3,000	250	3,000
70135	Landscape Improvements	1,250	15,000	1,250	15,000
70137	Irrigation Maintenance/Repairs	625	7,500	625	7,500
70138	Tree Trimming (Hardwood)	333	4,000	500	6,000
70139	Palm Trimming - Pay Back	333	4,000	167	2,000
70146	Pump Maintenance	300	3,600	300	3,600
70166	Mulch/Ground Cover	5,500	66,000	5,417	65,000
	<b>**TOTAL REPAIRS/MAINTENANCE</b>	8,591	103,100	8,508	102,100
	<b>**RESERVE TRANSFERS</b>				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
80000-00	Reserve Transfers-	2,333	28,000	2,500	30,000
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	2,333	28,000	2,500	30,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	53,444	641,340	53,388	640,660
	Operating Net Income or Loss	0	0	0	0

2425-THE STRAND HOMEOWNERS ASSOCIATION INC - Proposed\_Maintenance  
 Schedule Of Proposed Maintenance  
 January 1, 2021 - December 31, 2021

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-A		0.826446281	121	100.000000000	\$1260.00	\$1178.02	\$61.98	\$1240.00	\$150040.00
Total			121	100.000000000					\$150040.00

**2425-THE STRAND HOMEOWNERS ASSOCIATION INC - Pooled Reserves**  
**Pooled Reserve Analysis Worksheet**  
**January 1, 2021 - December 31, 2021**

GLCode	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
	Totals	\$486,013		
30000-00	Reserves	\$0	0	0
30000-06	Contingency	\$0	0	0
30000-50	Paving	\$235,963	20	1
30000-39	Other	\$9,000	4	3
30000-27	Irrigation Equip	\$45,600	6	2
30000-67	Sidewalks	\$157,350	20	1
30005-82	Well	\$9,000	20	9
30000-110	Interest	\$0	0	0
30000-27a	Irrigation	\$7,000	6	0
30000-210d	Water Systems	\$6,500	8	7
30000-229	Filters	\$15,600	10	1

ReserveHeaders	ReserveTotals
Accumulated Balance	\$268,596
Additional Reserve Funding Thru Year End	\$6,999
Total Reserves Thr Year End	\$275,595
Estimated Expenses Thr Year End	\$0
Balance To Be Funded	\$210,418
Annual Contribution	\$30,000
Monthly Contribution	\$2,500