

**Estates At The Strand at Indian River Shores Association**

Approved Budget

For: 1/1/2021 to 12/31/2021

<b>Expenses</b>	<b>Estates - Annual</b>
<b>Master Dues</b>	<b>\$25,483.23</b>
Annual Report	\$62.00
Electrical Repairs	\$600.00
Utilities	\$6,000.00
Insurance	\$3,400.00
Telecommunication (Gate)	\$1,800.00
Lawn Maintenance (Lots)	\$80,979.12
Legal and Professional Fees	\$200.00
Management Fees	\$31,020.00
Miscellaneous	\$213.00
Mulch & Flowers - Common Area	\$2,500.00
Lawn Maintenance - Common Area	\$22,967.40
Irrigation Maintenance - Common Area	\$1,342.80
Pressure Cleaning Sidewalks	\$3,000.00
Printing, Postage, Coupons	\$470.00
Repairs and Maintenance Supplies	\$262.00
Gate Repairs and Maintenance	\$3,000.00
<b>Total Annual Budget</b>	<b>\$183,299.55</b>
<b>Quarterly Dues Per Lot</b>	<b>\$975.00</b>
<b>Total Units</b>	<b>47</b>

For expenses pertaining to the entire road:

The Master Association portion of the road is 20% of expenses (892 ft)

The Estates portion of the road is 80% of expenses (3645ft).

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

\*\*\* Estates Dock Disclaimer: This initial budget of The Estates at The Strand at Indian River Shores does not include any projected costs for docks or any other costs associated with the development and maintenance of such amenities and is to be determined by the builder at a later date. \*\*\*