

**The Estates at the Strand
2023 APPROVED BUDGET**

		2022 Budget	2022 Estimated Year End	2023 Approved Budget
INCOME				
	Maintenance Assessment Income	\$ 183,300.00	\$ 82,601.00	\$ 277,290.22
	Owner Finance Charges	\$ -	\$ 251.00	\$ -
	TOTAL INCOME	\$ 183,300.00	\$ 82,601.00	\$ 277,290.22
GENERAL & ADMINISTRATIVE EXPENSES				
07100	Management Fees	\$ 31,020.00	\$ 7,998.00	\$ 12,000.00
07150	Legal Fees	\$ 200.00	\$ -	\$ 500.00
07250	Insurance	\$ 3,400.00	\$ -	\$ 4,275.00
07350	Annual Report	\$ 62.00	\$ 123.00	\$ 62.00
07400	Administrative Expense	\$ 470.00	\$ 200.00	\$ 500.00
	TOTAL ADMINISTRATIVE EXPENSES	\$ 35,152.00	\$ 8,321.00	\$ 17,337.00
GROUNDS MAINTENANCE				
07650	Gate Repairs & Maintenance	\$ 3,000.00	\$ 1,340.00	\$ 1,500.00
07700	Contract Labor & Maintenance Supplies	\$ 262.00	\$ 10.00	\$ 500.00
07710	Pressure Cleaning - Sidewalks	\$ 3,000.00	\$ -	\$ -
07730	Electrical Repairs	\$ 600.00	\$ -	\$ -
	TOTAL GROUNDS MAINTENANCE EXPENSES	\$ 6,862.00	\$ 1,350.00	\$ 2,000.00
UTILITIES				
08660	Telecommunications (Gate)	\$ 1,800.00	\$ 735.80	\$ 1,500.00
08700	Utilities (Electric)	\$ 6,000.00	\$ -	\$ 500.00
	TOTAL UTILITIES EXPENSES	\$ 7,800.00	\$ 735.80	\$ 2,000.00
LANDSCAPE EXPENSE				
08850	Landscape Maintenance - Common	\$ 22,967.00	\$ -	\$ -
09000	Mulch & Flowers - Common	\$ 2,500.00	\$ -	\$ -
09100	Irrigation Parts/Labor - Homes	\$ 1,343.00	\$ -	\$ 37,660.00
09150	Lawn Maintenance - Homes	\$ 80,979.00	\$ -	\$ 163,560.00
	TOTAL LANDSCAPE EXPENSES	\$ 107,789.00	\$ -	\$ 201,220.00
MISCELLANEOUS EXPENSES				
09650	Master Association Fees	\$ 25,483.00	\$ 25,483.00	\$ 53,733.22
09950	Contingency	\$ 213.00	\$ -	\$ 1,000.00
	TOTAL MISCELLANEOUS EXPENSES	\$ 25,696.00	\$ 25,483.00	\$ 54,733.22
RESERVES				
	Annual Reserve Contribution	\$ -	\$ -	\$ -
	TOTAL RESERVES	\$ -	\$ -	\$ -
	TOTAL ALL EXPENSES	\$ 183,299.00	\$ 35,889.80	\$ 277,290.22
QUARTERLY ASSESSMENT PER HOME				
		\$ 975	\$ -	\$ 1,475
ANNUAL ASSESSMENT PER HOME				
		\$ 3,900	\$ -	\$ 5,900