

**The Strand Master Association  
2023 APPROVED BUDGET**

	2021/2022 Budget	2022 Estimated Year End	2023 Approved Budget
<b>INCOME</b>			
Beach Cottage Master Fees	\$ 11,386	\$ 11,386	\$ 24,009
Estates at the Strand Master Fees	\$ 25,483	\$ 25,483	\$ 53,733
<b>TOTAL INCOME</b>	<b>\$ 36,869.00</b>	<b>\$ 36,869.00</b>	<b>\$ 77,742.00</b>
<b>GENERAL &amp; ADMINISTRATIVE EXPENSES</b>			
07100 Management Fees	\$ 6,000.00	\$ 5,004.00	\$ 6,000.00
07150 Legal & Professional Fees	\$ 200.00	\$ -	\$ 500.00
07250 Insurance	\$ 2,843.00	\$ 4,913.00	\$ 5,160.00
07350 Annual Report	\$ 62.00	\$ 123.00	\$ 62.00
07400 Administrative Expense	\$ 47.00	\$ 133.00	\$ 300.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 9,152.00</b>	<b>\$ 10,173.00</b>	<b>\$ 12,022.00</b>
<b>GENERAL MAINTENANCE</b>			
07700 Contract Labor & Maintenance Supplies	\$ 200.00	\$ 50.00	\$ 1,000.00
07730 Gate Repairs & Maintenance	\$ 625.00	\$ -	\$ -
07740 Pressure Cleaning Sidewalks	\$ 2,000.00	\$ -	\$ 3,650.00
07760 Beach Access Maintenance	\$ 625.00	\$ 575.00	\$ 1,400.00
07765 Electrical Repairs	\$ 600.00	\$ 1,305.00	\$ -
<b>TOTAL GENERAL MAINT. EXPENSES</b>	<b>\$ 4,050.00</b>	<b>\$ 1,930.00</b>	<b>\$ 6,050.00</b>
<b>GROUNDS MAINTENANCE EXPENSES</b>			
08850 Lawn Maintenance - Common Area	\$ 9,297.00	\$ 36,622.50	\$ 38,700.00
08900 Mulch & Flowers - Common Area	\$ 2,000.00	\$ -	\$ 2,000.00
09000 Landscape Replacement	\$ 1,500.00	\$ 42,959.50	\$ 1,500.00
09050 Tree Pruning	\$ 500.00	\$ 975.00	\$ 1,500.00
09100 Irrigation Maintenance - Common Area	\$ 671.00	\$ 4,548.82	\$ 4,320.00
09160 Lake & Wetlands Maintenance	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00
<b>TOTAL COMMON LANDSCAPING EXPENSES</b>	<b>\$ 17,868.00</b>	<b>\$ 89,005.82</b>	<b>\$ 51,920.00</b>
<b>UTILITIES EXPENSES</b>			
08700 Utilities (Electric, Phone)	\$ 4,800.00	\$ 8,538.00	\$ 6,750.00
<b>TOTAL UTILITIES EXPENSES</b>	<b>\$ 4,800.00</b>	<b>\$ 8,538.00</b>	<b>\$ 6,750.00</b>
<b>OTHER EXPENSES</b>			
09950 Contingency	\$ 1,000.00	\$ 4,867.34	\$ 1,000.00
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 1,000.00</b>	<b>\$ 4,867.34</b>	<b>\$ 1,000.00</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 36,870.00</b>	<b>\$ 114,514.16</b>	<b>\$ 77,742.00</b>
<b>COTTAGES MASTER FEE</b>			\$ 24,009
<b>ESTATES MASTER FEE</b>			\$ 53,733