

The Strand at Indian River Shores Master Association
2024 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2024 THROUGH 12/31/24

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Monthly
Administrative Expense		
Management Fees	\$ 6,180.00	\$ 515.00
Legal & Professional Fees	\$ 500.00	\$ 41.67
Insurance	\$ 6,910.00	\$ 575.83
Annual Report	\$ 62.00	\$ 5.17
Administrative Expense	\$ 150.00	\$ 12.50
General Maintenance		
Contract Labor & Maintenance Supplies	\$ 2,000.00	\$ 166.67
Gate Repairs & Maintenance	\$ 2,500.00	\$ 208.33
Pressure Cleaning Sidewalks	\$ 750.00	\$ 62.50
Beach Access Maintenance	\$ 1,500.00	\$ 125.00
Grounds Maintenance		
Lawn Maintenance - Common Area	\$ 46,728.12	\$ 3,894.01
Mulch & Flowers - Common Area	\$ 2,000.00	\$ 166.67
Landscape Replacement	\$ 7,000.00	\$ 583.33
Tree Pruning	\$ 9,750.00	\$ 812.50
Irrigation Maintenance - Common Area	\$ 5,515.00	\$ 459.58
Lake & Wetlands Maintenance	\$ 3,900.00	\$ 325.00
Utilities		
Utilities (Electric, Phone)	\$ 8,500.00	\$ 708.33
Gate Phone/Internet Expense	\$ 1,476.00	\$ 123.00
Miscellaneous		
Contingency	\$ 1,000.00	\$ 83.33
Holiday Lighting	\$ 3,000.00	\$ 250.00
Totals	\$ 109,421.12	\$ 9,118.43
Annual Fees - Beach Cottages	\$	33,792
Annual Fees - Estates	\$	75,629