

The Strand at Indian River Shores Master Association
2025 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2025 THROUGH 12/31/2025

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Monthly
Administrative Expense		
Management Fees	\$ 6,489.00	\$ 540.75
Legal & Professional Fees	\$ 500.00	\$ 41.67
Insurance	\$ 6,500.00	\$ 541.67
Annual Report	\$ 462.00	\$ 38.50
Administrative Expense	\$ 150.00	\$ 12.50
General Maintenance		
Contract Labor & Maintenance Supplies	\$ 750.00	\$ 62.50
Gate Repairs & Maintenance	\$ 1,500.00	\$ 125.00
Pressure Cleaning Sidewalks	\$ 3,000.00	\$ 250.00
Beach Access Maintenance	\$ 250.00	\$ 20.83
Grounds Maintenance		
Lawn Maintenance - Common Area	\$ 51,236.00	\$ 4,269.67
Mulch & Flowers - Common Area	\$ 2,450.00	\$ 204.17
Landscape Replacement	\$ 2,500.00	\$ 208.33
Tree Pruning	\$ 6,000.00	\$ 500.00
Irrigation Maintenance - Common Area	\$ 1,500.00	\$ 125.00
Lake & Wetlands Maintenance	\$ 3,900.00	\$ 325.00
Utilities		
Utilities (Electric, Water)	\$ 9,500.00	\$ 791.67
Gate Phone/Internet Expense	\$ 2,400.00	\$ 200.00
Miscellaneous		
Contingency	\$ 1,000.00	\$ 83.33
Holiday Lighting	\$ 3,000.00	\$ 250.00
Totals	\$ 103,087.00	\$ 8,590.58
Annual Fees - Beach Cottages	\$	31,836
Annual Fees - Estates	\$	71,251