

The Strand at Indian River Shores Master Association

Approved Budget

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

Expenses	Annual Budget
Annual Report	\$62.00
Electrical Repairs	\$600.00
Utilities	\$4,800.00
Insurance	\$2,843.00
Lake & Wetlands Maintenance	\$3,900.00
Landscape Replacement	\$1,500.00
Legal and Professional Fees	\$200.00
Management Fees	\$6,000.00
Miscellaneous	\$1,000.00
Mulch & Flowers - Common Area	\$2,000.00
Lawn Maintenance - Common Area	\$9,296.76
Irrigation Maintenance - Common Area	\$671.40
Pressure Cleaning Sidewalks	\$2,000.00
Printing, Postage, Coupons	\$47.00
Repairs and Maintenance Supplies	\$200.00
Tree Trimming	\$500.00
Gate Repairs and Maintenance	\$624.60
Beach Boardwalk Maintenance	\$624.60
Total Annual Budget	\$36,869.36
Master Unit Annually (Paid by Sub Assoc.)	\$542.20
Total Units	68

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.