

The Strand at Indian River Shores Master Association
2026 APPROVED BUDGET
FOR THE PERIOD OF 1/1/2026 THROUGH 12/31/2026

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Monthly
Administrative Expense		
Management Fees	\$ 6,684.00	\$ 557.00
Legal & Professional Fees	\$ 440.00	\$ 36.67
Insurance	\$ 6,550.00	\$ 545.83
Annual Report	\$ 62.00	\$ 5.17
Administrative Expense	\$ 175.00	\$ 14.58
General Maintenance		
Contract Labor & Maintenance Supplies	\$ 1,242.00	\$ 103.50
Gate Repairs & Maintenance	\$ 1,500.00	\$ 125.00
Pressure Cleaning Sidewalks	\$ 1,000.00	\$ 83.33
Beach Access Maintenance	\$ 250.00	\$ 20.83
Grounds Maintenance		
Lawn Maintenance - Common Area	\$ 52,775.00	\$ 4,397.92
Mulch & Flowers - Common Area	\$ 1,350.00	\$ 112.50
Landscape Replacement	\$ 1,000.00	\$ 83.33
Tree Pruning	\$ 6,850.00	\$ 570.83
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	\$ 2,582.00	\$ 215.17
Miscellaneous		
Contingency	\$ 1,000.00	\$ 83.33
Holiday Lighting	\$ 2,000.00	\$ 166.67
Totals	\$ 100,360.00	\$ 8,363.33
Annual Fees - Beach Cottages	\$	30,994
Annual Fees - Estates	\$	69,366