

Annual Budget FY 2025 - Approved

CATAWBA SHORES NORTH CONDO

Account Name	2024	2025
Income		
Association Assessment	190,088.00	190,088.00
Interest Income	0.00	6,000.00
Total Operating Income	190,088.00	196,088.00
Expense		
G & A - Management Fee	9,000.00	9,000.00
G & A - Liability Insurance	30,000.00	32,200.00
G & A - Legal & Professional	2,500.00	3,000.00
G & A - Postage/Office Supply	1,500.00	1,500.00
G & A - Taxes	6,600.00	4,800.00
G & A - Bank Charge	360.00	600.00
G & A - Website	450.00	600.00
Buildings-Electric	1,750.00	1,750.00
Buildings-Insect Control	3,500.00	3,500.00
Buildings-R&M- Gutters	500.00	1,000.00
Buildings-R&M- Condos	5,000.00	5,000.00
Buildings-R&M- Inspections	3,500.00	3,500.00
Buildings-R&M- Paint	500.00	500.00
Buildings-R&M- Miscellaneous	500.00	500.00
Community - Storage Unit	500.00	750.00
Grounds-Beach Cleaning	500.00	500.00
Grounds-Trash Removal	5,500.00	3,600.00
Grounds-R&M- Roadways	500.00	500.00
Grounds - Snow Removal	2,000.00	2,000.00
Grounds-R&M- Irrigation System	2,500.00	600.00
Grounds-R&M- Miscellaneous	750.00	1,000.00
Landscape-Fertilize	2,750.00	2,400.00
Landscape-Mowing/Trimming	19,000.00	14,500.00
Landscape-Shrub/Tree/Annuals	12,000.00	12,000.00
Landscape-Spring/Fall Cleanup	16,000.00	15,000.00
Landscape-R&M- Shrub/Tree-Prune	5,000.00	3,000.00
Landscape-R&M- Miscellaneous	2,500.00	2,500.00
Landscape - Periodic - M&R	4,000.00	15,000.00
Pool - Chemicals	3,500.00	3,000.00
Pool - Cleaning	7,200.00	7,000.00
Pool - Electric	1,250.00	1,250.00
Pool - Gas	1,400.00	1,500.00
Pool - Open / Close	4,000.00	4,000.00
Pool - R&M	2,500.00	2,500.00
Pool - Furniture	0.00	0.00
Security - Electric	3,000.00	3,000.00
Security - Lights	1,000.00	500.00
Security - Gate	1,300.00	1,000.00
Water Plant - Electric	1,400.00	1,400.00
Water Plant - Water/Sewer	3,000.00	3,000.00
Water Plant - Repairs & Maint.	1,500.00	1,500.00
Total Operating Expense	170,210.00	170,450.00
Total Operating Income	190,088.00	196,088.00
Total Operating Expense	170,210.00	170,450.00
NOI - Net Operating Income	19,878.00	25,638.00