

Annual Budget - Approved 2023

CATAWBA SHORES NORTH CONDO ASSOCIATION

Account Name	YTD Budget	YTD Actual	YTD \$ Var. 2023 Budget	
Income				
Association Assessment	190,088.00	190,088.00	0.00	190,088.00
Interest Income	1,500.00	9,971.39	8,471.39	
Total Operating Income	191,588.00	200,059.39	8,471.39	190,088.00
Expense				
G & A - Management Fee	9,000.00	9,000.00	0.00	9,000.00
G & A - Liability Insurance	23,000.00	25,053.16	-2,053.16	26,000.00
G & A - Legal & Professional	5,000.00	9,317.50	-4,317.50	7,500.00
G & A - Postage/Office Supply	1,000.00	2,029.14	-1,029.14	2,100.00
G & A - Taxes	350.00	353.00	-3.00	3,000.00
G & A - Bank Charge	0.00	165.25	-165.25	250.00
G & A - Website	500.00	438.80	61.20	450.00
G & A Total	38,850.00	46,356.85	-7,506.85	48,300.00
Buildings-Electric	1,250.00	1,084.57	165.43	1,150.00
Buildings-Insect Control	3,000.00	3,320.00	-320.00	3,000.00
Buildings-R&M- Gutters	3,000.00	1,345.10	1,654.90	1,500.00
Buildings-R&M- Condos	8,000.00	6,723.77	1,276.23	5,000.00
Buildings-R&M- Inspections	6,100.00	5,744.14	355.86	6,000.00
Buildings-R&M- Siding	1,000.00	0.00	1,000.00	500.00
Buildings-R&M- Paint	5,000.00	4,194.42	805.58	1,000.00
Buildings-R&M- Roofing	2,500.00	1,320.54	1,179.46	1,250.00
Buildings-R&M- Sidewalks	2,500.00	0.00	2,500.00	0.00
Buildings-R&M- Miscellaneous	2,500.00	353.10	2,146.90	500.00
Buildings - Non Budgeted	0.00	5,450.00	-5,450.00	0.00
Buildings Total	34,850.00	29,535.64	5,314.36	19,900.00
Grounds-Beach Cleaning	2,000.00	617.90	1,382.10	1,000.00
Grounds-Trash Removal	4,250.00	6,149.90	-1,899.90	6,500.00
Grounds - Snow Removal	2,000.00	278.85	1,721.15	2,000.00
Grounds-R&M- Irrigation System	4,500.00	5,138.33	-638.33	5,000.00
Grounds-R&M- Miscellaneous	2,500.00	1,475.34	1,024.66	1,500.00
Grounds - Periodic - M&R	4,000.00	0.00	4,000.00	1,500.00
Grounds Total	19,250.00	13,660.32	5,589.68	17,500.00
Landscape-Edging/Weeding	500.00	0.00	500.00	0.00
Landscape-Fertilize	2,750.00	2,292.97	457.03	2,750.00
Landscape-Mowing/Trimming	21,000.00	20,194.64	805.36	21,000.00
Landscape-Shrub/Tree/Annals	8,000.00	11,017.47	-3,017.47	8,000.00
Landscape-Spring/Fall Cleanup	16,000.00	12,525.39	3,474.61	16,000.00
Landscape-R&M- Shrub/Tree-Prune	6,300.00	7,870.24	-1,570.24	6,300.00
Landscape-R&M- Miscellaneous	1,250.00	1,955.07	-705.07	4,000.00
Landscape - Periodic - M&R	4,000.00	9,195.26	-5,195.26	4,000.00
Landscape Total	59,800.00	65,051.04	-5,251.04	62,050.00
Pool - Chemicals	2,000.00	1,825.22	174.78	2,000.00
Pool - Cleaning	7,650.00	7,156.38	493.62	7,200.00
Pool - Electric	1,250.00	1,064.85	185.15	1,250.00
Pool - Gas	1,500.00	1,525.94	-25.94	1,750.00
Pool - Open / Close	3,500.00	4,065.43	-565.43	4,000.00
Pool - R&M	2,000.00	2,280.89	-280.89	4,000.00
Pool Total	17,900.00	17,918.71	-18.71	20,200.00
Security - Electric	3,000.00	2,451.89	548.11	2,500.00
Security - Lights	1,500.00	593.59	906.41	500.00
Security - Gate	1,000.00	858.03	141.97	1,000.00
Water Plant - Electric	1,200.00	1,341.24	-141.24	1,400.00
Water Plant - Water/Sewer	3,000.00	3,829.77	-829.77	4,000.00
Water Plant - Repairs & Maint.	2,500.00	7,074.87	-4,574.87	2,500.00
Security & Water Total	12,200.00	16,149.39	-3,949.39	11,900.00
Total Operating Expense	182,850.00	188,671.95	-5,821.95	179,850.00
Total Operating Income	191,588.00	200,059.39	8,471.39	190,088.00
Total Operating Expense	182,850.00	188,671.95	-5,821.95	179,850.00
NOI - Net Operating Income	8,738.00	11,387.44	2,649.44	10,238.00

Other Income

Association Construction Assessment	0.00	1,695,938.21	1,695,938.21	544,400.00
Capital Funds Collected	15,841.00	15,841.00	0.00	15,841.00
Appropriation to Reserve Funds	-15,841.00	-15,841.00	0.00	-15,841.00
Reserve Fund - Draw Down	0.00	3,156.39	3,156.39	0.00
Total Other Income	0.00	1,699,094.60	1,699,094.60	544,400.00

Other Expense

Buildings - Capital Improvement	0.00	89,085.40	-89,085.40	200,000.00
Capital Improvement - Siding Project	0.00	575,021.33	-575,021.33	750,000.00
Grounds - Capital Improvement	0.00	3,156.39	-3,156.39	0.00
Total Other Expense	0.00	667,263.12	-667,263.12	950,000.00

Net Other Income

0.00	1,031,831.48	1,031,831.48	-405,600.00
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Total Income	191,588.00	1,899,153.99	1,707,565.99	734,488.00
Total Expense	182,850.00	855,935.07	-673,085.07	1,129,850.00

Net Income

8,738.00	1,043,218.92	1,034,480.92	-395,362.00
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