Marina North Shore					
2026 Budget Approved					
			Units:		48
	2025	2026	Per	Per	Per
	Budget	Budget	Month/All	Unit/Qtr	Unit/Mo.
INCOME	**526,464.000**	**506,880.00**	**42,240.00**	**2,640.00**	**880.00**
Administrative					
Accounting	600.000	9,100.00	758.33	47.40	15.80
Management	10,749.380	11,286.00	940.50	58.78	19.59
Legal/Legislative	2,000.000	2,000.00	166.67	10.42	3.47
Bank Lockbox Service Fee	300.000	300.00	25.00	1.56	0.52
Office Expense (General)	2,000.000	2,500.00	208.33	13.02	4.34
Office Expense (Postage)	300.000	300.00	25.00	1.56	0.52
TOTAL	**15,949.380**	**25,486.00**	**2,123.83**	**132.74**	**44.25**
Insurance					
Insurance-Expense	158,355.000	120,000.00	10,000.00	625.00	208.33
Insurance-Workers Comp	509.000	503.00	41.92	2.62	0.87
Insurance-Flood (used actual #'s)	19,550.000	20,000.00	1,666.67	104.17	34.72
Insurance Appraisal	500.000	875.00	72.92	4.56	1.52
TOTAL	**178,914.000**	**141,378.00**	**11,781.50**	**736.34**	**245.45**
Landscape Maintenance					
Landscape Contract	26,940.000	28,287.00	2,357.25	147.33	49.11
Landscape - Mulch/Plants/Trimming	8,000.000	10,000.00	833.33	52.08	17.36
Irrigation Repairs	3,000.000	5,000.00	416.67	26.04	8.68
Irrigation Water	6,000.000	5,000.00	416.67	26.04	8.68
TOTAL	**43,940.000**	**48,287.00**	**4,023.92**	**251.49**	**83.83**
Amenities					
Pool-Contract	7,000.000	7,584.00	632.00	39.50	13.17
Pool-Permit	300.000	300.00	25.00	1.56	0.52
Pool-Repairs & Supplies	4,000.000	5,000.00	416.67	26.04	8.68
TOTAL	**11,300.000**	**12,884.00**	**1,073.67**	**67.10**	**22.37**
Repairs & Maintenance					
Elevator Contract	6,890.630	7,597.30	633.11	39.57	13.19
Elevator Repairs & Maintenance	1,800.000	1,800.00	150.00	9.38	3.13
Elevator Inspect & Permit	525.000	525.00	43.75	2.73	0.91
Elevator Wireless Monitoring	3,322.800	3,656.64	304.72	19.05	6.35
Janitorial Contract Services	13,500.000	12,500.00	1,041.67	65.10	21.70
Janitorial Supplies	500.000	500.00	41.67	2.60	0.87
Maintenance Personnel	6,000.000	8,000.00	666.67	41.67	13.89
Pest Control	2,304.000	4,428.00	369.00	23.06	7.69
Critter Control	1,000.000	1,000.00	83.33	5.21	1.74
General Repairs & Maintenance	20,000.000	22,000.00	1,833.33	114.58	38.19
Security-Fire Extinguisher Inspect/Replace	2,000.000	2,000.00	166.67	10.42	3.47
Fire Prevention/Inspection	2,000.000	4,000.00	333.33	20.83	6.94
TOTAL	**59,842.430**	**68,006.94**	**5,667.24**	**354.20**	**118.07**
Utilities					
Electric	14,250.000	11,247.00	937.25	58.58	19.53
Water & Sewer	47,791.960	42,980.00	3,581.67	223.85	74.62
Pool Water	963.640	3,000.00	250.00	15.63	5.21
Trash Disposal	10,923.350	11,469.52	955.79	59.74	19.91
TOTAL	**73,928.950**	**68,696.52**	**5,724.71**	**357.79**	**119.26**
Taxes & Filing Fees					
Federal Income Taxes	0.000	3,000.00	250.00	15.63	5.21
Corp Report/Annual Fee	61.250	61.25	5.10	0.32	0.11
Florida Condo Fee	288.000	288.00	24.00	1.50	0.50
TOTAL	**349.25**	**3,349.25**	**279.10**	**17.44**	**5.81**
Miscellaneous					
Contingency Fund	4,000.000	5,863.82	488.65	30.54	10.18
	4,000.000	**5,863.82**	**488.65**	**30.54**	10.18
Total Operating Expense	388,224.000	373,951.52	31,162.63	1,947.66	649.22
Non-SIRS Reserves	37,440.000	46,528.48	3,877.37	242.34	80.78
SIRS Reserves	100,800.000	86,400.00	7,200.00	450.00	150.00
Total Expenses	526,464.000	506,880.00	42,240.00	2,640.00	880.00