Marina North Shore					
2025 Budget Approved					
			Units:		48
	2024 Budget	2025 Budget	Per Month/All	Per Unit/Qtr	Per Unit/Mo.
INCOME	**437,760.00**	**526,464.00**	**43,872.00**	**2,742.00**	**914.00**
Administrative					
Accounting	4,700.00	600.00	50.00	3.13	1.04
Management	10,237.50	10,749.38	895.78	55.99	18.66
Legal	1,750.00	2,000.00	166.67	10.42	3.47
Bank Lockbox Service Fee	300.00	300.00	25.00	1.56	0.52
Office Expense (General)	2,200.00	2,000.00	166.67	10.42	3.47
Office Expense (Postage)	700.00	300.00	25.00	1.56	0.52
TOTAL	**19,887.50**	**15,949.38**	**1,329.11**	**83.07**	**27.69**
Insurance					
Insurance-Expense	137,700.00	158,355.00	13,196.25	824.77	274.92
Insurance-Workers Comp	565.00	509.00	42.42	2.65	0.88
Insurance-Flood (used actual #'s)	17,000.00	19,550.00	1,629.17	101.82	33.94
Insurance Appraisal	500.00	500.00	41.67	2.60	0.87
TOTAL	**155,765.00**	**178,914.00**	**14,909.50**	**931.84**	**310.61**
Landscape Maintenance					
Landscape Contract	*31,268.16*	26,940.00	2,245.00	140.31	46.77
Landscape - Mulch/Plants/Trimming	10,000.00	8,000.00	666.67	41.67	13.89
Irrigation Repairs	3,127.15	3,000.00	250.00	15.63	5.21
Irrigation Water	7,663.69	6,000.00	500.00	31.25	10.42
TOTAL	**52,059.00**	**43,940.00**	**3,661.67**	**228.85**	**76.28**
Amenities					
Pool-Contract	4,716.80	7,000.00	583.33	36.46	12.15
Pool-Permit	300.00	300.00	25.00	1.56	0.52
Pool-Repairs & Supplies	5,000.00	4,000.00	333.33	20.83	6.94
TOTAL	**10,016.80**	**11,300.00**	**941.67**	**58.85**	**19.62**
Repairs & Maintenance					
Elevator Contract	6,562.50	6,890.63	574.22	35.89	11.96
Elevator Repairs & Maintenance	2,500.00	1,800.00	150.00	9.38	3.13
Elevator Inspect & Permit	525.00	525.00	43.75	2.73	0.91
Elevator Wireless Monitoring	0.00	3,322.80	276.90	17.31	5.77
Janitorial Contract Services	15,000.00	13,500.00	1,125.00	70.31	23.44
Janitorial Supplies	1,200.00	500.00	41.67	2.60	0.87
Maintenance Personnel	6,000.00	6,000.00	500.00	31.25	10.42
Pest Control	2,304.00	2,304.00	192.00	12.00	4.00
Critter Control	1,000.00	1,000.00	83.33	5.21	1.74
General Repairs & Maintenance	27,556.77	20,000.00	1,666.67	104.17	34.72
Security-Fire Extinguisher Inspect/Replace	2,000.00	2,000.00	166.67	10.42	3.47
Fire Prevention/Inspection	2,000.00	2,000.00	166.67	10.42	3.47
TOTAL	**66,648.27**	**59,842.43**	**4,986.87**	**311.68**	**103.89**
Utilities					
Electric	13,743.10	14,250.00	1,187.50	74.22	24.74
Water & Sewer	45,733.94	47,791.96	3,982.66	248.92	82.97
Pool Water	884.08	963.64	80.30	5.02	1.67
Telephone	3,538.94	0.00	0.00	0.00	0.00
Trash Disposal	7,022.13	10,923.35	910.28	56.89	18.96
TOTAL	**70,922.18**	**73,928.95**	**6,160.75**	**385.05**	**128.35**
Taxes & Filing Fees					
Corp Report/Annual Fee	61.25	61.25	5.10	0.32	0.11
Florida Condo Fee	288.00	288.00	24.00	1.50	0.50
TOTAL	**349.25**	**349.25**	**29.10**	**1.82**	**0.61**
Miscellaneous					
SIRS & Milestone	0.00	0.00	0.00	0.00	0.00
Contingency Fund	8,000.00	4,000.00	333.33	20.83	6.94
Hurricane Ian	0.00	0.00	0.00	0.00	0.00
	8,000.00	**4,000.00**	**333.33**	**20.83**	6.94
Total Operating Expense	383,648.00	388,224.00	32,352.00	2,022.00	674.00
Non-SIRS Reserves	54,112.00	37,440.00	3,120.00	195.00	65.00
SIRS Reserves	0.00	100,800.00	8,400.00	525.00	175.00
Total Expenses	437,760.00	526,464.00	43,872.00	2,742.00	914.00

Marina North Shore
Reserve Analysis

Reserve Account	2025 Estimated Replacement Cost	Estimated Balance 12/31/2024	Estimated Balance Needed	2025 Contribution	2025 Monthly Contribution
				Units:	48
Non-SIRS Reserves	$ 2,031,000.00	$ 322,220.00	$ 1,708,780.00	$ 37,440.00	$ 3,120.00
SIRS Reserves	$ 1,366,800.00	$ 201,220.00	$ 1,165,580.00	$ 100,800.00	$ 8,400.00

Reserve Budget Notes

2025 - Increased 3.4%