


**Carlton House Condominium**  
**Approved Budget for the Period**  
**January 1, 2025 through December 31, 2025**

GL		2024 Approved	2025 Approved	Comments
<b>Revenue</b>				
400100	Maintenance Assessments	\$ 554,871.00	\$ 554,871.00	32 units
		\$ -		
	Reserve Assessments	\$ -		
		\$ -		
		\$ -		
		\$ -		
	<b>Total Revenue</b>	<b>\$ 554,871.00</b>	<b>\$ 554,871.00</b>	
<b>Expenses:</b>				
<b>Administrative Expenses</b>				
530114	South State Loan (Piping)	\$ 32,472.00		
	South State Loan 2 (Recertification)		\$ 31,729.00	
520119	Office Expenses	\$ 1,000.00	\$ 1,000.00	
530100	Accounting Fees	\$ 2,000.00	\$ 7,200.00	
530116	Legal And Professional Fees	\$ 8,000.00	\$ 5,000.00	
540110	License, Permits, Fees & Taxes	\$ 300.00	\$ 300.00	
540141	Fees to Division	\$ 150.00	\$ 150.00	
555100	Labor	\$ 159,783.00	\$ 137,442.00	
600000	Management Fee	\$ 31,500.00	\$ 31,500.00	
	<b>Total Administrative Expenses</b>	<b>\$ 235,205.00</b>	<b>\$ 214,321.00</b>	
<b>Insurance</b>				
510100	Insurance	\$ 185,000.00	\$ 149,811.00	
	Finance Charge		10,204	
	<b>Total Insurance</b>	<b>\$ 185,000.00</b>	<b>\$ 160,015.00</b>	
<b>Recreation Area &amp; Common Grounds</b>				
700100	Common Grounds Contract	\$ 10,608.00	\$ 10,800.00	
700120	Landscape Improvements	\$ 1,500.00	\$ 3,500.00	
700210	Tree Trimming	\$ 5,000.00	\$ 2,000.00	
701160	Irrigation Repairs/ Maintenance	\$ 2,400.00	\$ 2,640.00	
702018	Beach Cleaning	\$ 3,180.00	\$ 3,504.00	
702178	Exterminating/Pest Control	\$ 3,540.00	\$ 3,540.00	
712500	Pool Service	\$ 6,600.00	\$ 7,800.00	
712550	Pool Maintenance & Repair	\$ 1,500.00	\$ 1,500.00	
	<b>Total Recreation Area &amp; Common Grounds</b>	<b>\$ 34,328.00</b>	<b>\$ 35,284.00</b>	
<b>Repairs &amp; Maintenance</b>				
702000	General Repairs & Maintenance	\$ 3,000.00	\$ 3,000.00	
702030	Elevator Contract		\$ 9,600.00	
702040	Elevator Repairs/ Maint	\$ 10,560.00	\$ 3,000.00	
702070	Plumbing Repairs/ Maint	\$ 5,000.00	\$ 5,000.00	
702091	Electrical Repairs	\$ 1,000.00	\$ 1,500.00	
702505	Cooling Tower Contract	\$ 3,000.00	\$ 2,200.00	
702204	Water Treatment Cooling Tower		\$ 3,540.00	
705045	Water Tower Service	\$ 3,300.00		
706030	Alarm System	\$ 1,541.00	\$ 1,541.00	
	<b>Total Repairs &amp; Maintenance</b>	<b>\$ 27,401.00</b>	<b>\$ 29,381.00</b>	

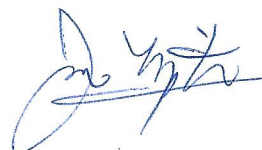
Carlton House Condominium  
Approved Budget for the Period  
January 1, 2025 through December 31, 2025

GL	Description	2024 Approved	2025 Approved	Comments
<b>Utilities</b>				
705010	Electricity	\$ 13,216.00	\$ 37,216.00	
705030	Water & Sewer	\$ 26,191.00	\$ 26,191.00	
705050	Cable TV	\$ 13,240.00	\$ 38,172.00	
705060	Trash Removal	\$ 4,341.00	\$ 4,341.00	
705070	Telephones	\$ 7,860.00	\$ 3,450.00	
705080	Natural Gas	\$ 8,089.00	\$ 6,500.00	
	<b>Total Utilities</b>	<b>\$ 72,937.00</b>	<b>\$ 115,870.00</b>	
<b>Total Expenses without Reserves</b>		<b>\$ 554,871.00</b>	<b>\$ 554,871.00</b>	
<b>Reserves</b>				
900100	General Reserves (funding)			
	<b>Total Reserves</b>	<b>\$ -</b>		
<b>Total Expenses</b>		<b>\$ 554,871.00</b>	<b>\$ 554,871.00</b>	

 John Liptak CH VP

Carlton House  
Approved HOA Fee Schedule for Period  
January 1,2025 through December 31,2025

2025 HOA Budget			
		2025	2025
Unit(s)	% of Ownership	Annual HOA Fee By unit	Quarterly HOA Fee By unit
11	3.3930%	\$ 18,826.77	\$ 4,706.69
12	3.2480%	\$ 18,022.21	\$ 4,505.55
13	3.2480%	\$ 18,022.21	\$ 4,505.55
14	3.2480%	\$ 18,022.21	\$ 4,505.55
15	3.0680%	\$ 17,023.44	\$ 4,255.86
16	3.0680%	\$ 17,023.44	\$ 4,255.86
17	2.3340%	\$ 12,950.69	\$ 3,237.67
18	3.3930%	\$ 18,826.77	\$ 4,706.69
21	3.3930%	\$ 18,826.77	\$ 4,706.69
22	3.2480%	\$ 18,022.21	\$ 4,505.55
23	3.2480%	\$ 18,022.21	\$ 4,505.55
24	3.2480%	\$ 18,022.21	\$ 4,505.55
25	3.0680%	\$ 17,023.44	\$ 4,255.86
26	3.0680%	\$ 17,023.44	\$ 4,255.86
27	2.3340%	\$ 12,950.69	\$ 3,237.67
28	3.3930%	\$ 18,826.77	\$ 4,706.69
31	3.3930%	\$ 18,826.77	\$ 4,706.69
32	3.2480%	\$ 18,022.21	\$ 4,505.55
33	3.2480%	\$ 18,022.21	\$ 4,505.55
34	3.2480%	\$ 18,022.21	\$ 4,505.55
35	3.0680%	\$ 17,023.44	\$ 4,255.86
36	3.0680%	\$ 17,023.44	\$ 4,255.86
37	2.3340%	\$ 12,950.69	\$ 3,237.67
38	3.3930%	\$ 18,826.77	\$ 4,706.69
41	3.3930%	\$ 18,826.77	\$ 4,706.69
42	3.2480%	\$ 18,022.21	\$ 4,505.55
43	3.2480%	\$ 18,022.21	\$ 4,505.55
44	3.2480%	\$ 18,022.21	\$ 4,505.55
45	3.0680%	\$ 17,023.44	\$ 4,255.86
46	3.0680%	\$ 17,023.44	\$ 4,255.86
47	2.3340%	\$ 12,950.69	\$ 3,237.67
48	3.3930%	\$ 18,826.77	\$ 4,706.69
	<b>100.00%</b>	<b>\$ 554,871.00</b>	

 John Ziptak CHVR