

MARSH LANDING TOWNHOUSE 1 - 2025 BUDGET

updated 7/20/24

		2024 Approved Budget	Jan - Aug 2024 Actual	Sep 2024 Estimated	Oct 2024 Estimated	Nov 2024 Estimated	Dec 2024 Estimated	Total 2024 Estimated	2025 Proposed	Notes
INCOME										
40-4000-00-00	Quarterly Assessments	\$241,776.00	181,282	\$0.00	\$60,444.00	\$0.00	\$0.00	\$241,725.81	\$251,666.10	
40-4005-00-00	Application Dues	\$0.00	200	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00		
40-4025-00-00	Late Fees	\$0.00	220	\$0.00	\$0.00	\$0.00	\$0.00	\$219.51		
Total INCOME		\$241,776.00	\$181,701.32	\$0.00	\$60,444.00	\$0.00	\$0.00	\$242,145.32	\$251,666.10	
PROFESSIONAL FEES										
51-5000-00-00	Management Fees	\$8,640.00	5,500	\$650.00	\$650.00	\$650.00	\$650.00	\$8,100.00	\$8,343.00	NextGen
51-5110-00-00	Accounting/Tax/Audit/Adm Fees	\$3,515.00	2,455	\$270.00	\$270.00	\$270.00	\$270.00	\$3,535.00	\$3,300.00	KPG
51-5160-00-00	Professional Fees - Acct / Legal	\$202.00	1,500	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$295.00	tax prep
51-5185-00-00	Appraisal	\$885.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	
Total PROFESSIONAL FEES		\$13,242.00	\$9,455.00	\$920.00	\$920.00	\$920.00	\$920.00	\$13,135.00	\$12,838.00	
ADMIN										
54-5400-00-00	Office Supplies /Printing	\$600.00	1,216	\$90.00	\$75.00	\$75.00	\$75.00	\$1,530.56	\$1,000.00	\$634 in taxes
54-5465-00-00	Corp Annual Report	\$234.00	144	\$0.00	\$0.00	\$0.00	\$0.00	\$144.00	\$234.00	
54-5975-00-00	Contingency	\$63.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-901-00-00	Loan Repayment	\$0.00	\$0.00	\$1,062.80	\$1,062.80	\$1,062.80	\$1,062.80	\$4,251.20	\$12,753.60	Driveway Loan 3/15/30
Total ADMIN		\$897.60	\$1,359.56	\$1,152.80	\$1,137.80	\$1,137.80	\$1,137.80	\$5,925.76	\$13,987.60	
INSURANCE										
55-5850-00-00	INS - Expense	\$73,205.00	50,860	\$6,055.29	\$6,055.29	\$6,055.29	\$6,055.29	\$75,081.18	\$80,525.50	
55-5852-00-00	INS - Flood	\$50,430.00	29,304	\$3,687.00	\$3,687.00	\$3,687.00	\$3,687.00	\$44,051.81	\$49,000.00	
Total INSURANCE		\$123,635.00	\$80,163.83	\$9,742.29	\$9,742.29	\$9,742.29	\$9,742.29	\$119,132.99	\$129,525.50	
UTILITIES										
58-6040-00-00	Water/Sewer	\$24,400.00	\$16,796.55	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$24,396.55	\$25,500.00	
58-6045-00-00	Irrigation Water	\$3,500.00	\$2,462.26	\$400.00	\$400.00	\$400.00	\$400.00	\$4,062.26	\$4,200.00	
Total UTILITIES		\$27,900.00	\$19,258.81	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$28,458.81	\$29,700.00	
MAINTENANCE										
60-6010-00-00	Building Repair/Maint	\$4,000.00	5,314	\$0.00	\$0.00	\$0.00	\$0.00	\$5,313.52	\$4,000.00	
60-6020-00-00	Fire Extinguisher	\$600.00	249	\$300.00	\$0.00	\$0.00	\$0.00	\$549.21	\$650.00	
Total MAINTENANCE		\$4,600.00	\$5,562.73	\$300.00	\$0.00	\$0.00	\$0.00	\$5,862.73	\$4,650.00	

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LANDSCAPING

62-6100-00-00	Landscape	\$13,500.00	6,750	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$11,250.00	\$14,850.00	10%
62-6110-00-00	Irrigation	\$1,500.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00	
62-6120-00-00	Tree / Shrub Trimming	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	
62-6130-00-00	Mulch/Pine Straw	\$3,080.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,100.00	
62-6135-00-00	Sod/Plants Replacement	\$1,000.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	
60-6200-00-00	Pest Control - Grounds	\$1,499.40	765	\$0.00	\$260.00	\$0.00	\$260.00	\$1,284.70	\$1,500.00	
Total LANDSCAPING		\$22,579.40	\$7,514.70	\$1,125.00	\$1,385.00	\$1,125.00	\$1,385.00	\$12,534.70	\$24,250.00	

RESERVE TRANSFER

85-9010-00-00	RSV Transfer	\$48,922.00	36,692	\$0.00	\$12,230.50	\$0.00	\$0.00	\$48,922.00	\$36,715.00	
Total RESERVE TRANSFER		\$48,922.00	\$36,691.50	\$0.00	\$12,230.50	\$0.00	\$0.00	\$48,922.00	\$36,715.00	

Total EXPENSES

Total EXPENSES		\$241,776.00	\$160,006.13	\$15,540.09	\$27,715.59	\$15,225.09	\$15,485.09	\$233,971.99	\$251,666.10	
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Net Surplus/(-Deficit)

Net Surplus/(-Deficit)		\$0.00	\$21,695.19	-\$15,540.09	\$32,728.41	-\$15,225.09	-\$15,485.09	\$8,173.33	\$0.00	
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	Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$ 6,716	\$ 1,679		
2025	\$ 6,991	\$ 1,748	\$ 275	4%

MARSH LANDING TOWNHOUSE 1 - 2025 RESERVE BUDGET

updated 8/30/24

		Estimated Replacement Cost	Estimated 2024 End Balance	Estimated Full Funding	Estimated Total Life	Estimated Remaining Life	2025 Annual Budget	Quarterly	Notes
INCOME									
25-4411-00-00	RSV Driveway/Walkway Replacement	\$45,000.00	\$13,046.92	\$50,000.00	15	13	\$3,846.00	\$961.50	
25-4419-00-00	Roof Replacement	\$450,000.00	\$108,786.76	\$341,213.24	18	12	\$28,434.00	\$7,108.50	
25-4420-00-00	RSV Painting	\$60,000.00	\$60,000.38	\$0.00	8	1	\$0.00	\$0.00	
25-4426-00-00	RSV General	\$10,000.00	\$1,268.00	\$8,732.00	10	9	\$970.00	\$242.50	
25-4446-00-00	Driveway Repair	\$125,000.00	\$10,642.06	\$114,357.94	35	33	\$3,465.00	\$866.25	
25-4449-00-00	Unallocated Interest		\$10,451.05						
		\$690,000.00	\$193,744.12	\$514,303.18			\$36,715.00	\$9,178.75	

* Driveway Loan with VNB at 5% matures 3/15/2030

Monthly Payments of \$1062.50

	2025	2026	2027	2028	2029	2030
\$	12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00	\$ 3,187.50
						\$ 66,937.50