# MARSH LANDING TOWNHOUSE 6 - 2025 BUDGET

| updated 9/3/24 | | 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 | $77,760 | $58,320 | | | | | $58,320 | $86,186 | |
| 40-4025-00-00 | Late Fees | $0 | $99 | | | | | $99 | $0 | |
| 40-4070-00-00 | Sewer Assessment | $2,412 | $1,608 | | | | | $1,608 | $2,144 | paid by 8 units/pass thru to BSU |
| **Total INCOME** | | **$80,172** | **$60,027** | **$0** | **$0** | **$0** | **$0** | **$60,027** | **$88,330** | |
| **PROFESSIONAL FEES** | | | | | | | | | | |
| 51-5000-00-00 | Property Management Fee | $3,168 | $2,150 | $269 | $269 | $269 | $269 | $3,225 | $3,090 | NextGen |
| 51-5110-00-00 | Accounting/Tax Prep | $2,135 | $1,535 | $192 | $192 | $192 | $192 | $2,303 | $2,815 | monthly plus tax prep |
| 51-5160-00-00 | Legal Fees | $0 | $1,500 | $0 | $0 | $0 | $0 | $1,500 | $500 | |
| **Total PROFESSIONAL FEES** | | **$5,303** | **$5,185** | **$461** | **$461** | **$461** | **$461** | **$7,028** | **$6,405** | |
| **ADMIN** | | | | | | | | | | |
| 54-5400-00-00 | Office Supplies | $450 | $394 | $49 | $49 | $49 | $49 | $590 | $600 | |
| 54-5465-00-00 | Corp Annual Report | $77 | | $0 | $0 | $0 | $0 | $0 | $76 | |
| 54-5468-00-00 | Division and Corp. Fees | $48 | | $0 | $0 | $0 | $0 | $0 | $48 | |
| 54-5975-00-00 | Contingency | $23 | | $0 | $0 | $0 | $0 | $0 | $0 | |
| **Total ADMIN** | | **$598** | **$394** | **$49** | **$49** | **$49** | **$49** | **$590** | **$724** | |
| **INSURANCE** | | | | | | | | | | |
| 55-5850-00-00 | INS - Expense | $47,400 | $28,630 | $3,579 | $3,579 | $3,579 | $3,579 | $42,945 | $49,387 | assume 15% increase off estimate |
| 55-5860-00-00 | Insurance Appraisal | $255 | | $0 | $0 | $0 | $0 | $0 | $300 | |
| **Total INSURANCE** | | **$47,655** | **$28,630** | **$3,579** | **$3,579** | **$3,579** | **$3,579** | **$42,945** | **$49,687** | |
| **UTILITIES** | | | | | | | | | | |
| 58-6040-00-00 | Water/Sewer/Trash | $8,000 | $5,188 | $648 | $648 | $648 | $648 | $7,781 | $8,000 | BSU |
| 58-6045-00-00 | Water - Irrigation | $1,400 | $821 | $103 | $103 | $103 | $103 | $1,231 | $1,300 | |
| 58-6095-00-00 | Sewer Assessment | $3,194 | $2,129 | $266 | $266 | $266 | $266 | $3,193 | $2,144 | paid by 8 units/pass thru to BSU |
| **Total UTILITIES** | | **$12,594** | **$8,137** | **$1,017** | **$1,017** | **$1,017** | **$1,017** | **$12,206** | **$11,444** | |
| **MAINTENANCE** | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| 60-6010-00-00 | Repair / Maint | $1,400 | $1,001 | $125 | $125 | $125 | $125 | $1,501 | $1,600 | |
| 60-6020-00-00 | Fire Extinguisher Service | $170 | $805 | $101 | $101 | $101 | $101 | $1,208 | $170 | |
| 60-6040-00-00 | Exterminating | $452 | $350 | $44 | $44 | $44 | $44 | $525 | $600 | |
| **Total MAINTENANCE** | | **$2,022** | **$2,156** | **$269** | **$269** | **$269** | **$269** | **$3,233** | **$2,370** | |
| **LANDSCAPING** | | | | | | | | | | |
| 62-6100-00-00 | Landscape Contract | $4,500 | $2,625 | $328 | $328 | $328 | $328 | $3,938 | $4,950 | |
| 62-6110-00-00 | Irrigation Repairs/Service | $100 | | $0 | $0 | $0 | $0 | $0 | $100 | |
| 62-6120-00-00 | Tree & Shrub Trimming | $1,000 | | $0 | $0 | $0 | $0 | $0 | $1,000 | |
| 62-6130-00-00 | Mulch/Pine Straw | $1,400 | | $0 | $0 | $0 | $0 | $0 | $1,400 | |
| 62-6135-00-00 | Sod/Plants Replacement | $1,000 | | $0 | $0 | $0 | $0 | $0 | $1,000 | |
| **Total LANDSCAPING** | | **$8,000** | **$2,625** | **$328** | **$328** | **$328** | **$328** | **$3,938** | **$8,450** | |
| **RESERVE TRANSFER** | | | | | | | | | | |
| 85-9010-00-00 | Reserve Contribution | $4,000 | $3,000 | $375 | $375 | $375 | $375 | $4,500 | $9,250 | |
| **Total RESERVE TRANSFER** | | **$4,000** | **$3,000** | **$375** | **$375** | **$375** | **$375** | **$4,500** | **$9,250** | |
| **Total EXPENSES** | | **$80,172** | **$50,126** | **$6,078** | **$6,078** | **$6,078** | **$6,078** | **$74,440** | **$88,330** | |
| **Net Surplus/(-Deficit)** | | **$0** | **$9,900** | **-$6,078** | **-$6,078** | **-$6,078** | **-$6,078** | **-$14,413** | **$0** | |

| | Annual | Quarterly | Quarterly $ Change | Quarterly % Change |
|---|---|---|---|---|
| **2024 Assessments** | **$ 6,480** | **$ 1,620** | | |
| **2024 Sewer Assessment** | **$ 268** | **$ 67** | | |
| **2025 Assessments** | **$ 7,182** | **$ 1,796** | **$ 176** | **11%** |
| **2025 Sewer Assessments** | **$ 268** | **$ 67** | | |

**Marsh Landing Townhouse 6 Reserve Schedule**

| | Replacement Cost | Life | Remaining | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior Painting | $ 21,000 | 7 | 3 | | $ - | $ - | | $ 21,000 | | | | | | | $ 25,000 | | | | |
| Roof | $ 174,221 | 20 | 17 | | | | | | | $ - | | $ - | $ - | | | | | | |
| Driveways | $ 10,000 | 20 | 15 | | | | | | $ - | | | | | | | | | | $ 18,730 |
| General | $ 10,000 | 1 | | | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 |
| Total Expenses | | | | | $ 1,000 | $ 1,000 | $ 1,000 | $ 22,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 26,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 19,730 |
| **Initial Balance** | | | | $ 30,000.00 | $ - | | | | | | | | | | | | | | |
| **Annual Contribution** | **(3.5% annual increase)** | | | | $ 9,250 | $ 9,574 | $ 9,909 | $ 10,256 | $ 10,615 | $ 10,986 | $ 11,371 | $ 11,769 | $ 12,180 | $ 12,607 | $ 13,048 | $ 13,505 | $ 13,977 | $ 14,467 | $ 14,973 |
| **Interest Income** | | | | | $ 600 | $ 777 | $ 964 | $ 1,161 | $ 950 | $ 1,161 | $ 1,384 | $ 1,619 | $ 1,867 | $ 2,128 | $ 2,403 | $ 2,192 | $ 2,485 | $ 2,795 | $ 3,120 |
| **Ending Balance** | | | | **$ 30,000** | **$ 38,850** | **$ 48,201** | **$ 58,074** | **$ 47,491** | **$ 58,055** | **$ 69,202** | **$ 80,957** | **$ 93,345** | **$ 106,392** | **$ 120,127** | **$ 109,577** | **$ 124,274** | **$ 139,736** | **$ 155,998** | **$ 154,361** |

| | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior Painting | | | $ 30,000 | | | | | | | $ 35,000 | | | | | |
| Roof | | $ 174,221 | | | | | | | | | | | | | |
| Driveways | | | | | | | | | | | | | | | |
| General | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 |
| Total Expenses | $ 1,000 | $ 175,221 | $ 31,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 36,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 |
| **Initial Balance** | | | | | | | | | | | | | | | |
| **Annual Contribution** | $ 15,497 | $ 16,039 | $ 16,601 | $ 17,182 | $ 17,783 | $ 18,406 | $ 19,050 | $ 19,716 | $ 20,407 | $ 21,121 | $ 21,860 | $ 22,625 | $ 23,417 | $ 24,237 | $ 25,085 |
| **Interest Income** | $ 3,087 | $ 3,439 | $ 324 | $ 43 | $ 367 | $ 710 | $ 1,072 | $ 1,455 | $ 1,858 | $ 2,284 | $ 2,032 | $ 2,489 | $ 2,972 | $ 3,479 | $ 4,014 |
| **Ending Balance** | **$ 171,945** | **$ 16,202** | **$ 2,127** | **$ 18,351** | **$ 35,501** | **$ 53,617** | **$ 72,739** | **$ 92,910** | **$ 114,175** | **$ 101,579** | **$ 124,471** | **$ 148,585** | **$ 173,974** | **$ 200,690** | **$ 228,789** |