

***Marsh Landing Townhouse Condominium Association VI, Inc.***  
***22901 Marsh Landing Blvd.***  
***Estero, FL***  
***office@nextgcm.com***

**NOTICE OF BOARD OF DIRECTORS MEETING**

The purpose of this meeting is to conduct such business as may properly come before the Board. Association Members are welcome to attend and observe. Any member wishing to address the Board must register their interest prior to the start of the meeting. Comments and opinions shall be limited to three (3) minutes per member.

**Date: October 30, 2024**

**Time: 12:00 PM**

**Place: Marsh Landing Clubhouse, 22901 Marsh Landing Blvd., Estero, FL 33928  
And Zoom**

**AGENDA**

1. Call to Order
2. Roll Call and Quorum Confirmation
3. Proof of Notice was posted and emailed.
4. Approval of Previous Meeting Minutes
5. Old Business
6. New Business
  - a. Approval of 2025 Budget
7. Next Meeting –TBD
8. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/83208119503?pwd=PqnAo1xY3tr44dYtBcoFHaq2vSffxA.1>

Meeting ID: 832 0811 9503

Passcode: 682101

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)

## 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	\$85,286	
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
<b>Total INCOME</b>		<b>\$80,172</b>	<b>\$60,027</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,027</b>	<b>\$87,430</b>	

### PROFESSIONAL FEES

51-5000-00-00	Property Management Fee	\$3,168	\$2,150	\$269	\$269	\$269	\$269	\$3,225	\$3,090	
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	
<b>Total PROFESSIONAL FEES</b>		<b>\$5,303</b>	<b>\$5,185</b>	<b>\$461</b>	<b>\$461</b>	<b>\$461</b>	<b>\$461</b>	<b>\$7,028</b>	<b>\$6,405</b>	

### 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	
<b>Total ADMIN</b>		<b>\$598</b>	<b>\$394</b>	<b>\$49</b>	<b>\$49</b>	<b>\$49</b>	<b>\$49</b>	<b>\$590</b>	<b>\$724</b>	

### 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	
<b>Total INSURANCE</b>		<b>\$47,655</b>	<b>\$28,630</b>	<b>\$3,579</b>	<b>\$3,579</b>	<b>\$3,579</b>	<b>\$3,579</b>	<b>\$42,945</b>	<b>\$49,687</b>	

### UTILITIES

58-6040-00-00	Water/Sewer/Trash	\$8,000	\$5,188	\$648	\$648	\$648	\$648	\$7,781	\$8,000	
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
<b>Total UTILITIES</b>		<b>\$12,594</b>	<b>\$8,137</b>	<b>\$1,017</b>	<b>\$1,017</b>	<b>\$1,017</b>	<b>\$1,017</b>	<b>\$12,206</b>	<b>\$11,444</b>	

### MAINTENANCE

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
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	\$100	
Total LANDSCAPING		\$8,000	\$2,625	\$328	\$328	\$328	\$328	\$3,938	\$7,550	

#### 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	\$87,430	
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	\$	7,107	\$	1,777	\$	157		10%
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
Exterior Painting	\$ 21,000	7	3		\$ -	\$ -		\$ 21,000							\$ 25,000
Roof	\$ 174,221	20	17							\$ -		\$ -	\$ -		
Driveways	\$ 10,000	20	15						\$ -						
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
Total Expenses				\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 22,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 26,000
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	
Interest Income				\$ 600	\$ 777	\$ 964	\$ 1,161	\$ 950	\$ 1,161	\$ 1,384	\$ 1,619	\$ 1,867	\$ 2,128	\$ 2,403	
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

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
						\$ 30,000							\$ 35,000					
					\$ 174,221													
			\$ 18,730															
\$ 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	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
\$ 1,000	\$ 1,000	\$ 1,000	\$ 19,730	\$ 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
\$ 13,505	\$ 13,977	\$ 14,467	\$ 14,973	\$ 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
\$ 2,192	\$ 2,485	\$ 2,795	\$ 3,120	\$ 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
\$ 124,274	\$ 139,736	\$ 155,998	\$ 154,361	\$ 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