

MARSH LANDING TOWNHOUSE 7 - 2025 BUDGET

8/26/24

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
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INCOME

40-4000-00-00	Quarterly Assessments	\$ 81,984	\$ 61,488	\$ -	\$ 20,496	\$ -	\$ -	\$ 81,984	\$ 85,080
								\$ -	
								\$ -	
Total INCOME		\$ 81,984	\$ 61,488	\$ -	\$ 20,496	\$ -	\$ -	\$ 81,984	\$ 85,080

PROFESSIONAL FEES

51-5000-00-00	Property Management Fee	\$ 3,168	\$ 2,150	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,150	\$ 3,090	NextGen
51-5110-00-00	Accounting/Tax Prep	\$ 1,895	\$ 1,535	\$ 155	\$ 155	\$ 155	\$ 155	\$ 2,155	\$ 2,695	KPG month/tax prep
51-5160-00-00	Legal Fees	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 500	
Total PROFESSIONAL FEES		\$ 5,063	\$ 5,185	\$ 405	\$ 405	\$ 405	\$ 405	\$ 6,805	\$ 6,285	

ADMIN

54-5400-00-00	Office Supplies	\$ 500	\$ 229	\$ 29	\$ 29	\$ 29	\$ 29	\$ 344	\$ 500
54-5465-00-00	Corp Annual Report	\$ 76	\$ -	\$ 76	\$ -	\$ -	\$ -	\$ 76	\$ 76
54-5470-00-00	Licenses/Fees	\$ 48	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ 48	\$ 48
54-5975-00-00	Contingency	\$ 474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total ADMIN		\$ 1,098	\$ 229	\$ 153	\$ 29	\$ 29	\$ 29	\$ 468	\$ 624

INSURANCE

55-5850-00-00	INS - Expense	\$ 32,350	\$ 23,947	\$ 2,993	\$ 2,993	\$ 2,993	\$ 2,993	\$ 35,920	\$ 34,950	15% increase off estimate
55-5852-00-00	Flood Insurance	\$ 15,863	\$ 11,131	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 16,696	\$ 16,658	15% increase off estimate
55-5859-00-00	Insurance Appraisal	\$ 350	\$ -	\$ 350				\$ 350	\$ 350	
Total INSURANCE		\$ 48,563	\$ 35,078	\$ 4,735	\$ 4,385	\$ 4,385	\$ 4,385	\$ 52,967	\$ 51,958	

UTILITIES

58-6040-00-00	Water/Sewer/Trash	\$ 8,000	\$ 5,380	\$ 673	\$ 673	\$ 673	\$ 673	\$ 8,070	\$ 8,250
58-6045-00-00	Water - Irrigation	\$ 1,000	\$ 639	\$ 80	\$ 80	\$ 80	\$ 80	\$ 958	\$ 1,000
Total UTILITIES		\$ 9,000	\$ 6,019	\$ 752	\$ 752	\$ 752	\$ 752	\$ 9,028	\$ 9,250

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MAINTENANCE

60-6005-00-00	Building	\$	2,000	\$	699	\$	87	\$	87	\$	87	\$	87	\$	1,049	\$	2,000
60-6020-00-00	Fire Extinguisher Service	\$	150			\$	-	\$	-	\$	-	\$	150	\$	150	\$	150
60-6040-00-00	Exterminating	\$	866	\$	738	\$	92	\$	92	\$	92	\$	92	\$	1,108	\$	1,464
Total MAINTENANCE		\$	3,016	\$	1,437	\$	180	\$	180	\$	180	\$	330	\$	2,306	\$	3,614

LANDSCAPING

62-6100-00-00	Landscape Contract	\$	4,500	\$	3,000	\$	375	\$	375	\$	375	\$	375	\$	4,500	\$	4,950	10% increase
62-6110-00-00	Irrigation Repairs/Service	\$	200			\$	-	\$	-	\$	-	\$	-	\$	-	\$	200	
62-6120-00-00	Tree & Shrub Trimming	\$	450	\$	1,200	\$	-	\$	-	\$	-	\$	-	\$	1,200	\$	500	
62-6130-00-00	Mulch/Pine Straw	\$	800			\$	-	\$	-	\$	-	\$	-	\$	-	\$	800	
62-6135-00-00	Sod/Plants Replacement	\$	500			\$	-	\$	-	\$	-	\$	-	\$	-	\$	500	
Total LANDSCAPING		\$	6,450	\$	4,200	\$	375	\$	375	\$	375	\$	375	\$	5,700	\$	6,950	

RESERVE TRANSFER

85-9010-00-00	Reserve Contribution	\$	8,794	\$	6,596	\$	-	\$	2,199	\$	-	\$	-	\$	8,794	\$	6,399
Total RESERVE TRANSFER		\$	8,794	\$	6,596	\$	-	\$	2,199	\$	-	\$	-	\$	8,794	\$	6,399

Total EXPENSES

\$	81,984	\$	58,744	\$	6,599	\$	8,324	\$	6,125	\$	6,275	\$	86,068	\$	85,080
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Net Surplus/(-Deficit)

\$	-	\$	2,744	\$	(6,599)	\$	12,172	\$	(6,125)	\$	(6,275)	\$	(4,084)	\$	-
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	Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$ 6,832	\$ 1,708		
2025	\$ 7,090	\$ 1,773	\$ 65	4%

MARSH LANDING TOWNHOUSE 7 - 2025 RESERVE BUDGET

updated 8/30/24

INCOME

		Estimated Replacement Cost	Estimated 2024 End Balance	Transfers	Ending 2024 Balance	Estimated Full Funding	Estimated Total Life	Estimated Remaining Life	2025 Annual Budget	Quarterly	Notes
25-2500-00-00	RSV - General	\$8,488.00	\$7,699	-\$1,512	\$6,187	\$789	10	3	\$263	\$66	
25-2534-00-00	RSV - Roof Replacement	\$84,780.00	\$15,763	\$0	\$15,763	\$69,017	20	16	\$4,314	\$1,078	
25-2550-00-00	RSV - Painting	\$18,000.00	\$10,710	\$3,531	\$14,241	\$7,290	7	4	\$1,823	\$456	
25-2555-00-00	RSV - Driveways	\$4,800.00	\$4,800	\$0	\$4,800	\$0	20	3	\$0	\$0	
25-2599-00-00	Unallocated Interest		\$2,019	-\$2,019	\$0						
		\$116,068.00	\$40,992	\$0	\$40,992	\$77,096			\$6,399	\$1,600	