

## MARSH LANDING TOWNHOUSE 9 - 2025 BUDGET

updated 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
<b>INCOME</b>										
40-4000-00-00	Quarterly Assessments	\$71,135.80	53,352	\$0.00	\$17,784.00	\$0.00	\$0.00	\$71,136.00	\$ 80,970.60	
								\$0.00		
<b>Total INCOME</b>		<b>\$71,135.80</b>	<b>\$53,352.00</b>	<b>\$0.00</b>	<b>\$17,784.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$71,136.00</b>	<b>\$80,970.60</b>	
<b>PROFESSIONAL FEES</b>										
51-5000-00-00	Property Management Fee	\$3,168.00	\$2,150.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,150.00	\$3,090.00	NextGen
51-5110-00-00	Accounting/Tax Prep	\$2,210.00	\$1,535.00	\$155.00	\$155.00	\$155.00	\$155.00	\$2,155.00	\$2,400.00	KPG
51-5160-00-00	Legal Fees	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$500.00	
<b>Total PROFESSIONAL FEES</b>		<b>\$5,378.00</b>	<b>\$5,185.00</b>	<b>\$405.00</b>	<b>\$405.00</b>	<b>\$405.00</b>	<b>\$405.00</b>	<b>\$6,805.00</b>	<b>\$5,990.00</b>	
<b>ADMIN</b>										
54-5400-00-00	Office Supplies	\$568.00	\$218.26	\$24.25	\$24.25	\$24.25	\$24.25	\$315.26	\$400.00	
54-5465-00-00	Corp Annual Report	\$76.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76.00	
54-5470-00-00	Licenses/Fees	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.00	
54-5975-00-00	Contingency	\$148.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total ADMIN</b>		<b>\$840.80</b>	<b>\$218.26</b>	<b>\$24.25</b>	<b>\$24.25</b>	<b>\$24.25</b>	<b>\$24.25</b>	<b>\$315.26</b>	<b>\$524.00</b>	
<b>INSURANCE</b>										
55-5850-00-00	INS - Expense	\$23,000.00	\$16,545.89	\$1,838.43	\$1,838.43	\$1,838.43	\$1,838.43	\$23,899.62	\$27,600.00	15% increase off projected
55-5852-00-00	Flood Insurance	\$14,000.00	\$10,872.07	\$1,208.01	\$1,208.01	\$1,208.01	\$1,208.01	\$15,704.10	\$18,059.60	15% increase off projected
55-5859-00-00	Insurance Appraisal	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$0.00	every 3 years
<b>Total INSURANCE</b>		<b>\$37,250.00</b>	<b>\$27,417.96</b>	<b>\$3,046.44</b>	<b>\$3,046.44</b>	<b>\$3,046.44</b>	<b>\$3,296.44</b>	<b>\$39,853.72</b>	<b>\$45,659.60</b>	
<b>UTILITIES</b>										
58-6040-00-00	Water/Sewer/Trash	\$7,000.00	\$4,577.55	\$508.62	\$508.62	\$508.62	\$508.62	\$6,612.02	\$7,000.00	
58-6045-00-00	Water - Irrigation	\$1,300.00	\$667.23	\$74.14	\$74.14	\$74.14	\$74.14	\$963.78	\$1,300.00	
<b>Total UTILITIES</b>		<b>\$8,300.00</b>	<b>\$5,244.78</b>	<b>\$582.75</b>	<b>\$582.75</b>	<b>\$582.75</b>	<b>\$582.75</b>	<b>\$7,575.79</b>	<b>\$8,300.00</b>	
<b>MAINTENANCE</b>										
60-6005-00-00	Building	\$5,000.00	\$33.66	\$100.00	\$100.00	\$100.00	\$100.00	\$433.66	\$5,000.00	
60-6020-00-00	Fire Extinguisher Service	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$150.00	
60-6040-00-00	Exterminating	\$452.00	\$344.22	\$38.25	\$38.25	\$38.25	\$38.25	\$497.21	\$500.00	
<b>Total MAINTENANCE</b>		<b>\$5,602.00</b>	<b>\$377.88</b>	<b>\$138.25</b>	<b>\$138.25</b>	<b>\$138.25</b>	<b>\$288.25</b>	<b>\$1,080.87</b>	<b>\$5,650.00</b>	

## MARSH LANDING TOWNHOUSE 9 - 2025 BUDGET

### LANDSCAPING

62-6100-00-00	Landscape Contract	\$4,500.00	\$3,000.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00	\$4,950.00
62-6110-00-00	Irrigation Repairs/Service	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
62-6120-00-00	Tree & Shrub Trimming	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
62-6130-00-00	Mulch/Pine Straw	\$1,365.00	\$0.00	\$0.00	\$0.00	\$1,365.00	\$0.00	\$1,365.00	\$1,365.00
62-6135-00-00	Sod/Plants Replacement	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$300.00
<b>Total LANDSCAPING</b>		<b>\$7,065.00</b>	<b>\$3,000.00</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$2,040.00</b>	<b>\$375.00</b>	<b>\$6,165.00</b>	<b>\$7,515.00</b>

### RESERVE TRANSFER

85-9010-00-00	Reserve Contribution	\$6,700.00	5,025	\$0.00	\$1,675.00	\$0.00	\$0.00	\$6,700.00	\$7,332.00	see reserve schedule
<b>Total RESERVE TRANSFER</b>		<b>\$6,700.00</b>	<b>\$5,025.00</b>	<b>\$0.00</b>	<b>\$1,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,700.00</b>	<b>\$7,332.00</b>	

### Total EXPENSES

		<b>\$71,135.80</b>	<b>\$46,468.88</b>	<b>\$4,571.69</b>	<b>\$6,246.69</b>	<b>\$6,236.69</b>	<b>\$4,971.69</b>	<b>\$68,495.64</b>	<b>\$80,970.60</b>
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### Net Surplus/(-Deficit)

		<b>\$0.00</b>	<b>\$6,883.12</b>	<b>-\$4,571.69</b>	<b>\$11,537.31</b>	<b>-\$6,236.69</b>	<b>-\$4,971.69</b>	<b>\$2,640.36</b>	<b>\$0.00</b>
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	Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$ 5,928	\$ 1,482		
2025	\$ 6,748	\$ 1,687		

## MARSH LANDING TOWNHOUSE 9 - 2025 RESERVE BUDGET

updated 8/26/24

		Estimated Replacement Cost	Estimated 2024 End Balance	Transfer between reserve accounts	Actual 2024 Ending Balance	Estimated Full Funding	Estimated Total Life	Estimated Remaining Life	2025 Annual Budget	Quarterly	Notes
<b>INCOME</b>											
25-2500-00-00	RSV - General	\$10,000	\$5,715	-\$5,715	\$0	\$10,000	10	10	\$1,000	\$250	
25-2501-00-00	RSV - Pooled	\$2,500	\$5,715	-\$5,715	\$0	\$2,500	1	1	\$2,500	\$625	
25-2534-00-00	RSV Roof	\$150,000	\$20,002	\$1,766	\$21,768	\$128,232	20	15	\$8,549	\$2,137	
25-2550-00-00	RSV Painting	\$21,000	\$14,287	\$11,430	\$25,717	-\$4,717	8	1	-\$4,717	-\$1,179	
25-2590-00-00	Unallocated Interest	\$1,766	\$1,766	-\$1,766	\$0	\$1,766	1	1	\$0	\$0	
		<b>\$185,266</b>	<b>\$47,485</b>	<b>\$0</b>	<b>\$47,485</b>	<b>\$137,781</b>			<b>\$7,332</b>	<b>\$1,833</b>	

\*\*\*Pooled Reserves but inadequate reserve study in place. Using straightline for contribution but can move funds between existing reserve accounts