

# MARSH LANDING TOWNHOUSE 9 - 2026 BUDGET

updated 12/2/25

2025 Approved Budget	Jan - Aug 2025 Actual	Sep 2025 Estimated	Oct 2025 Estimated	Nov 2025 Estimated	Dec 2025 Estimated	Total 2025 Estimated	2026 Proposed	Notes
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## INCOME

40-4000-00-00	Quarterly Assessments	\$80,970.60	60,732	\$0.00	\$15,183.00	\$0.00	\$0.00	\$75,915.00	\$ 82,509.67	
								\$0.00		
<b>Total INCOME</b>		<b>\$80,970.60</b>	<b>\$60,732.00</b>	<b>\$0.00</b>	<b>\$15,183.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,915.00</b>	<b>\$82,509.67</b>	

## PROFESSIONAL FEES

51-5000-00-00	Property Management Fee	\$3,090.00	\$2,060.00	\$257.50	\$257.50	\$257.50	\$257.50	\$3,090.00	\$3,182.70	NextGen to go up 3%
51-5110-00-00	Accounting/Tax Prep	\$2,400.00	\$1,695.00	\$175.00	\$175.00	\$175.00	\$175.00	\$2,395.00	\$2,695.00	KPG monthly/tax prep
51-5160-00-00	Legal Fees	\$500.00	\$812.00	\$0.00	\$0.00	\$0.00	\$0.00	\$812.00	\$500.00	
<b>Total PROFESSIONAL FEES</b>		<b>\$5,990.00</b>	<b>\$4,567.00</b>	<b>\$432.50</b>	<b>\$432.50</b>	<b>\$432.50</b>	<b>\$432.50</b>	<b>\$6,297.00</b>	<b>\$6,377.70</b>	

## ADMIN

54-5400-00-00	Office Supplies	\$400.00	\$668.36	\$0.00	\$0.00	\$0.00	\$0.00	\$668.36	\$400.00	
54-5465-00-00	Corp Annual Report	\$76.00	\$162.05	\$20.26	\$20.26	\$20.26	\$20.26	\$243.08	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total ADMIN</b>		<b>\$524.00</b>	<b>\$830.41</b>	<b>\$20.26</b>	<b>\$20.26</b>	<b>\$20.26</b>	<b>\$20.26</b>	<b>\$911.44</b>	<b>\$524.00</b>	

## INSURANCE

55-5850-00-00	INS - Expense	\$27,600.00	\$15,489.84	\$1,936.23	\$1,936.23	\$1,936.23	\$1,936.23	\$23,234.76	\$26,719.97	15% increase off projected
55-5852-00-00	Flood Insurance	\$18,059.60	\$9,722.00	\$1,215.25	\$1,215.25	\$1,215.25	\$1,215.25	\$14,583.00	\$14,938.00	15% increase off projected
55-5859-00-00	Insurance Appraisal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	last done 2024
<b>Total INSURANCE</b>		<b>\$45,659.60</b>	<b>\$25,211.84</b>	<b>\$3,151.48</b>	<b>\$3,151.48</b>	<b>\$3,151.48</b>	<b>\$3,151.48</b>	<b>\$37,817.76</b>	<b>\$41,657.97</b>	

## UTILITIES

58-6040-00-00	Water/Sewer/Trash	\$7,000.00	\$5,429.08	\$678.64	\$678.64	\$678.64	\$678.64	\$8,143.62	\$8,500.00	
58-6045-00-00	Water - Irrigation	\$1,300.00	\$666.16	\$83.27	\$83.27	\$83.27	\$83.27	\$999.24	\$1,000.00	
<b>Total UTILITIES</b>		<b>\$8,300.00</b>	<b>\$6,095.24</b>	<b>\$761.91</b>	<b>\$761.91</b>	<b>\$761.91</b>	<b>\$761.91</b>	<b>\$9,142.86</b>	<b>\$9,500.00</b>	

## MAINTENANCE

60-6005-00-00	Building	\$5,000.00	\$34.00	\$4.25	\$4.25	\$4.25	\$4.25	\$51.00	\$4,000.00	lowered to \$4K per AS
60-6020-00-00	Fire Extinguisher Service	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$150.00	
60-6040-00-00	Exterminating	\$500.00	\$367.36	\$45.92	\$45.92	\$44.88	\$45.92	\$550.00	\$550.00	
<b>Total MAINTENANCE</b>		<b>\$5,650.00</b>	<b>\$401.36</b>	<b>\$50.17</b>	<b>\$200.17</b>	<b>\$49.13</b>	<b>\$50.17</b>	<b>\$751.00</b>	<b>\$4,700.00</b>	

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LANDSCAPING

62-6100-00-00	Landscape Contract	\$4,950.00	\$3,225.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,725.00	\$4,950.00
62-6110-00-00	Irrigation Repairs/Service	\$200.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$400.00 per Yuri
62-6120-00-00	Tree & Shrub Trimming	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00 per Yuri
62-6130-00-00	Mulch/Pine Straw	\$1,365.00	\$924.00	\$0.00	\$0.00	\$0.00	\$0.00	\$924.00	\$1,100.00 per Yuri
62-6135-00-00	Sod/Plants Replacement	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
Total LANDSCAPING		\$7,515.00	\$4,499.00	\$375.00	\$375.00	\$375.00	\$375.00	\$5,999.00	\$7,750.00

RESERVE TRANSFER

85-9010-00-00	Reserve Contribution	\$7,332.00	\$5,499	\$0.00	\$1,833.00	\$0.00	\$0.00	\$7,332.00	\$12,000.00 see reserve schedule
Total RESERVE TRANSFER		\$7,332.00	\$5,499.00	\$0.00	\$1,833.00	\$0.00	\$0.00	\$7,332.00	\$12,000.00

Total EXPENSES		\$80,970.60	\$47,103.85	\$4,791.31	\$6,774.31	\$4,790.27	\$4,791.31	\$68,251.06	\$82,509.67
Net Surplus/(-Deficit)		\$0.00	\$13,628.15	-\$4,791.31	\$8,408.69	-\$4,790.27	-\$4,791.31	\$7,663.95	\$0.00

		Annual		Quarterly		Quarterly \$ Change	
2025	\$	6,748	\$	1,687			
2026	\$	6,876	\$	1,719	\$	32	