

[illegible]

## INCOME

[illegible]**Total INCOME**

\$86,304.00	\$64,883.91	\$0.00	\$21,576.00	\$0.00	\$0.00	\$86,459.91	\$88,353.80
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## PROFESSIONAL FEES

51-5000-00-00	Property Management	\$2,880.00	\$2,150.00	\$268.75	\$268.75	\$268.75	\$268.75	\$3,225.00	\$3,300.00
51-5110-00-00	Accounting/Tax Prep	\$2,135.00	\$1,535.00	\$155.00	\$155.00	\$155.00	\$155.00	\$2,155.00	\$2,635.00
54-5160-00-00	Legal Fees	\$300.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$187.50	\$1,687.50	\$500.00

**Total PROFESSIONAL FEES**

	\$5,315.00	\$5,185.00	\$423.75	\$423.75	\$423.75	\$611.25	\$7,067.50	\$6,435.00
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## ADMIN

54-5400-00-00	Office Supplies	\$550.00	\$272.89	\$34.11	\$34.11	\$34.11	\$34.11	\$409.34	\$450.00
54-5450-00-00	Outside Services	\$119.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
54-5901-00-00	Loan Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,085.00
54-5975-00-00	Contingency	\$83.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

VNB loan 757 per month 9/22/30

**Total ADMIN**

\$752.56	\$272.89	\$34.11	\$34.11	\$34.11	\$34.11	\$409.34	\$9,535.00
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## INSURANCE

55-5850-00-00	INS - Expense	\$24,981.00	\$11,997.36	\$1,757.14	\$1,757.14	\$1,757.14	\$1,757.14	\$19,025.92	\$22,000.00
55-5852-00-00	Flood Insurance	\$17,820.00	\$12,239.24	\$1,258.16	\$1,258.16	\$1,258.16	\$1,258.16	\$17,271.88	\$19,862.80
55-5859-00-00	Insurance Appraisal	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$0.00

15% increase off estimated

15% increase off estimated

**Total INSURANCE**

	\$43,051.00	\$24,236.60	\$3,015.30	\$3,015.30	\$3,015.30	\$3,265.30	\$36,547.80	\$41,862.80
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## UTILITIES

58-6040-00-00	Water/Sewer/Trash	\$6,000.00	\$6,438.82	\$804.85	\$804.85	\$804.85	\$804.85	\$9,658.23	\$10,000.00
58-6045-00-00	Irrigation Water	\$500.00	\$1,153.46	\$144.18	\$144.18	\$144.18	\$144.18	\$1,730.19	\$1,750.00

**Total UTILITIES**

	\$6,500.00	\$7,592.28	\$949.04	\$949.04	\$949.04	\$949.04	\$11,388.42	\$11,750.00
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## MAINTENANCE

60-6005-00-00	Building	\$300.00	\$561.63	\$70.20	\$70.20	\$70.20	\$70.20	\$842.45	\$2,000.00
60-6020-00-00	Fire Extinguisher	\$150.00	\$127.80	\$15.98	\$15.98	\$15.98	\$15.98	\$191.70	\$150.00
60-6040-00-00	Exterminating	\$451.44	\$112.86	\$14.11	\$14.11	\$14.11	\$14.11	\$169.29	\$475.00

**Total MAINTENANCE**

	\$901.44	\$802.29	\$100.29	\$100.29	\$100.29	\$100.29	\$1,203.44	\$2,625.00
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## GROUND/LANDSCAPING

MARSH LANDING TOWNHOUSE 2 - 2025 BUDGET

updated 8/12/24		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
62-6010-00-00	Grounds	\$4,500.00	\$2,625.00	\$328.13	\$328.13	\$328.13	\$328.13	\$3,937.50	\$4,950.00	
62-6110-00-00	Irrigation Repairs/Svc	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	
62-6120-00-00	Tree & Shrub	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	
62-6130-00-00	Mulch/Pine Straw	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	
62-6135-00-00	Sod/ Plant Replacement	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	
Total GROUNDS/LANDSCAPING		\$5,700.00	\$2,625.00	\$328.13	\$328.13	\$328.13	\$328.13	\$3,937.50	\$7,750.00	
RESERVE TRANSFER										
85-9010-00-00	Reserve Contribution	\$24,084.00	\$18,063.00	\$0.00	\$6,021.00	\$0.00	\$0.00	\$24,084.00	\$16,146.00	
Total RESERVE TRANSFER		\$24,084.00	\$18,063.00	\$0.00	\$6,021.00	\$0.00	\$0.00	\$24,084.00	\$16,146.00	
Total EXPENSES		\$86,304.00	\$56,152.06	\$4,522.48	\$10,543.48	\$4,522.48	\$4,959.98	\$80,700.49	\$88,353.80	
Net Surplus/(-Deficit)		\$0.00	\$8,731.85	-\$4,522.48	\$11,032.52	-\$4,522.48	-\$4,959.98	\$5,759.42	\$0.00	

		Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$	7,192	\$	1,798	
2025	\$	7,363	\$	1,841	

MARSH LANDING TOWNHOUSE 2 - 2025 RESERVE BUDGET

updated 8/30/24

INCOME

		Estimated Replacement Cost	Estimated 2024 End Balance	Estimated Full Funding	Estimated Total Life	Estimated Remaining Life	2025 Annual Budget	Quarterly	Notes
25-2500-00-00	Roof Replacement	\$150,000.00	\$26,754	\$123,246	18	12	\$10,270.00	\$2,567.50	
25-2501-00-00	Painting Reserve	\$22,000.00	\$20,000	\$2,000	8	1	\$2,000.00	\$500.00	
25-2503-00-00	Driveway/Walkways	\$40,000.00	\$5,356	\$34,644	40	39	\$888.00	\$222.00	
25-2504-00-00	General Reserves	\$10,000.00	\$7,012	\$2,988	10	1	\$2,988.00	\$747.00	
25-2599-00-00	Unallocated Interest		\$1,323						
		\$222,000.00	\$60,445.25	\$162,878.06			\$16,146.00	\$4,036.50	