

MARSH LANDING TOWNHOUSE 3 - 2025 BUDGET

updated 8/31/24

		2024 Approved Budget	Jan - Aug 2024 Actual	Sep 2024 Estimated	Oct 2024 Estimated	Nov 2024 Estimated	Dec 2024 Estimated	Total 2024 Estimated	2025 Proposed	Per Unit Annual	Per Unit Quarterly
INCOME											
40-4000-00-00	Quarterly Assessments	\$82,608	\$61,956	\$0	\$20,652	\$0	\$0	\$82,608	\$89,317	\$7,443	\$1,861
								\$0			
								\$0			
Total INCOME		\$82,608	\$61,956	\$0	\$20,652	\$0	\$0	\$82,608	\$89,317	\$7,443	\$1,861
PROFESSIONAL FEES											
51-5000-00-00	Property Management Fee	\$2,880	\$2,150	\$250	\$250	\$250	\$250	\$3,150	\$3,090	\$258	\$64
51-5110-00-00	Accounting/Tax Prep	\$1,995	\$1,535	\$155	\$155	\$155	\$155	\$2,155	\$2,695	\$225	\$56
51-5160-00-00	Legal Fees	\$200	\$1,500	\$0	\$0	\$0	\$0	\$1,500	\$200	\$17	\$4
Total PROFESSIONAL FEES		\$5,075	\$5,185	\$405	\$405	\$405	\$405	\$6,805	\$5,985	\$499	\$125
ADMIN											
54-5400-00-00	Office Supplies	\$500	\$343	\$35	\$35	\$35	\$35	\$483	\$500	\$42	\$10
54-5465-00-00	Corp Annual Report	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$109	\$9	\$2
54-5975-00-00	Recoup Operating Funds	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total ADMIN		\$780	\$343	\$35	\$35	\$35	\$35	\$483	\$609	\$51	\$13
INSURANCE											
55-5850-00-00	Insurance - Expense	\$22,500	\$20,233	\$2,101	\$2,101	\$2,031	\$2,234	\$28,699	\$33,005	\$2,750	\$688
55-5852-00-00	Insurance - Flood	\$17,500	\$10,055	\$1,260	\$1,260	\$1,260	\$1,260	\$15,093	\$17,357	\$1,446	\$362
55-5859-00-00	Insurance Appraisal	\$315	\$320	\$0	\$0	\$0	\$0	\$320	\$350	\$29	\$7
Total INSURANCE		\$40,315	\$30,608	\$3,360	\$3,360	\$3,290	\$3,493	\$44,112	\$50,712	\$4,226	\$1,056
UTILITIES											
58-6040-00-00	Water/Sewer/Trash	\$8,000	\$5,657	\$710	\$710	\$710	\$710	\$8,497	\$8,750	\$729	\$182

58-6045-00-00	Water - Irrigation	\$1,000	\$1,153	\$150	\$150	\$150	\$150	\$1,753	\$1,800	\$150	\$38
Total UTILITIES		\$9,000	\$6,810	\$860	\$860	\$860	\$860	\$10,250	\$10,550	\$879	\$220

MAINTENANCE

60-6005-00-00	Building	\$2,000	\$1,362	\$100	\$100	\$100	\$100	\$1,762	\$2,500	\$208	\$52
60-6020-00-00	Fire Extinguisher Service	\$190	\$0	\$190	\$0	\$0	\$0	\$190	\$200	\$17	\$4
60-6040-00-00	Exterminating	\$864	\$576	\$72	\$72	\$72	\$72	\$864	\$864	\$72	\$18
Total MAINTENANCE		\$3,054	\$1,938	\$362	\$172	\$172	\$172	\$2,816	\$3,564	\$297	\$74

LANDSCAPING

62-6100-00-00	Landscape Contract	\$4,980	\$3,320	\$415	\$415	\$415	\$415	\$4,980	\$5,229	\$436	\$109
62-6120-00-00	Irrigation Repairs/Service	\$200	\$220	\$0	\$0	\$0	\$0	\$220	\$200	\$17	\$4
62-6120-00-00	Tree & Shrub Trimming	\$700	\$634	\$0	\$0	\$0	\$0	\$634	\$700	\$58	\$15
62-6130-00-00	Mulch/Pine Straw	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$50	\$13
62-6135-00-00	Sod/Plants Replacement	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$42	\$10
Total LANDSCAPING		\$6,980	\$4,174	\$415	\$415	\$415	\$415	\$5,834	\$7,229	\$602	\$151

RESERVE TRANSFER

85-9010-00-00	Reserve Contribution	\$10,032	\$7,524	\$0	\$2,504	\$0	\$0	\$10,028	\$10,668	\$889	\$222
Total RESERVE TRANSFER		\$10,032	\$7,524	\$0	\$2,504	\$0	\$0	\$10,028	\$10,668	\$889	\$222

Total EXPENSES

		\$75,236	\$56,582	\$5,437	\$7,751	\$5,177	\$5,380	\$80,328	\$89,317	\$7,443	\$1,861
Net Surplus/(-Deficit)		\$7,372	\$5,374	-\$5,437	\$12,901	-\$5,177	-\$5,380	\$2,280	\$0	\$0	\$0

	Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$ 6,884	\$ 1,721		
2025	\$ 7,443	\$ 1,861	\$ 140	

MARSH LANDING TOWNHOUSE 3 - 2025 RESERVE BUDGET

		updated 8/30/24	Estimated Replacement Cost	Estimated 2024 End Balance	Estimated Full Funding	Estimated Total Life	Estimated Remaining Life	2025 Annual Budget	Quarterly	Notes
INCOME										
25-2500-00-00	RSV - General		\$7,000.00	\$538	\$6,463	10	9	\$718	\$180	
25-2534-00-00	RSV - Roof Replacement		\$120,000.00	\$30,600	\$89,400	18	12	\$7,450	\$1,863	
25-2550-00-00	RSV - Painting		\$22,000.00	\$20,000	\$2,000	8	1	\$2,000	\$500	
25-2560-00-00	RSV - Driveway/Walkway		\$20,000.00	\$500	\$19,500	40	39	\$500	\$125	
25-2599-00-00	Unallocated Interest			\$0						
			\$169,000	\$21,812	\$147,188			\$10,668	\$2,667	