

MARSH LANDING TOWNHOUSE 8 - 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 Approved	Notes
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INCOME

40-4000-00-00	Quarterly Assessments	\$69,456.00	52,092	\$0.00	\$17,364.00	\$0.00	\$0.00	\$69,456.00	\$81,658.08
40-4005-00-00	Application Fees	\$0.00	100	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00
40-4025-00-00	Late Fees	\$0.00	47	\$0.00	\$0.00	\$0.00		\$46.71	\$0.00
Total INCOME		\$69,456.00	\$52,238.71	\$0.00	\$17,364.00	\$0.00	\$0.00	\$69,602.71	\$81,658.08

PROFESSIONAL FEES

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	\$2,135.00	\$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	
Total PROFESSIONAL FEES		\$5,303.00	\$5,185.00	\$405.00	\$405.00	\$405.00	\$405.00	\$6,805.00	\$5,990.00	

ADMIN

54-5400-00-00	Office Supplies	\$450.00	\$243.53	\$30.44	\$30.44	\$30.44	\$30.44	\$365.30	\$400.00
54-5465-00-00	Corp Annual Report	\$76.25	\$0.00	\$0.00	\$0.00	\$0.00	\$76.00	\$76.00	\$76.00
54-5468-00-00	Division and Corp. Fees	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.00	\$48.00	\$48.00
54-5975-00-00	Contingency	\$62.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ADMIN		\$637.00	\$243.53	\$30.44	\$30.44	\$30.44	\$154.44	\$489.30	\$524.00

INSURANCE

55-5850-00-00	INS - Expense	\$22,539.00	\$13,910.98	\$1,738.87	\$1,738.87	\$1,738.87	\$1,738.87	\$20,866.47	\$24,150.00	15% increase off projected
55-5852-00-00	Flood Insurance	\$17,545.00	\$8,653.94	\$1,081.74	\$1,081.74	\$1,081.74	\$1,081.74	\$12,980.91	\$15,959.70	15% increase off actual paid
55-5859-00-00	Insurance Appraisal	\$250.00		\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$420.00	updated 10/30/24
Total INSURANCE		\$40,334.00	\$22,564.92	\$2,820.62	\$2,820.62	\$2,820.62	\$3,070.62	\$34,097.38	\$40,529.70	

UTILITIES

58-6040-00-00	Water/Sewer/Trash	\$6,750.00	\$5,077.71	\$634.71	\$634.71	\$634.71	\$634.71	\$7,616.57	\$7,800.00
58-6045-00-00	Water - Irrigation	\$1,000.00	\$667.23	\$83.40	\$83.40	\$83.40	\$83.40	\$1,000.85	\$1,000.00
Total UTILITIES		\$7,750.00	\$5,744.94	\$718.12	\$718.12	\$718.12	\$718.12	\$8,617.41	\$8,800.00

MAINTENANCE

60-6005-00-00	Building	\$1,000.00	\$5,621.16	\$200.00	\$200.00	\$200.00	\$200.00	\$6,421.16	\$5,000.00
60-6020-00-00	Fire Extinguisher Service	\$150.00	\$127.80	\$0.00	\$0.00	\$0.00	\$0.00	\$127.80	\$150.00
60-6040-00-00	Exterminating	\$452.00	\$771.36	\$0.00	\$0.00	\$0.00	\$0.00	\$771.36	\$960.00
Total MAINTENANCE		\$1,602.00	\$6,520.32	\$200.00	\$200.00	\$200.00	\$200.00	\$7,320.32	\$6,110.00

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LANDSCAPING

62-6100-00-00	Landscape Contract	\$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/Service	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
62-6120-00-00	Tree & Shrub Trimming	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
62-6130-00-00	Mulch/Pine Straw	\$630.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$630.00
62-6135-00-00	Sod/Plants Replacement	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
Total LANDSCAPING		\$6,230.00	\$2,625.00	\$328.13	\$328.13	\$328.13	\$328.13	\$3,937.50	\$6,880.00

RESERVE TRANSFER

85-9010-00-00	Reserve Contribution	\$7,600.00	5,700	\$0.00	\$1,900.00	\$0.00	\$0.00	\$7,600.00	\$12,824.38
Total RESERVE TRANSFER		\$7,600.00	\$5,700.00	\$0.00	\$1,900.00	\$0.00	\$0.00	\$7,600.00	\$12,824.38

Total EXPENSES

Total EXPENSES		\$69,456.00	\$48,583.71	\$4,502.30	\$6,402.30	\$4,502.30	\$4,876.30	\$68,866.91	\$81,658.08
Net Surplus/(-Deficit)		\$0.00	\$3,655.00	-\$4,502.30	\$10,961.70	-\$4,502.30	-\$4,876.30	\$735.81	\$0.00

		Annual	Quarterly	Quarterly \$ Change	Quarterly % Change
2024	\$	5,788	\$ 1,447		
2025	\$	6,805	\$ 1,701		

MARSH LANDING TOWNHOUSE 8 - 2025 RESERVE BUDGET

		updated 8/26/24	Estimated Replacement Cost	Projected 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
INCOME												
25-2500-00-00	RSV - General		\$ 1,000	\$ 2,008	\$ (2,008)	\$ -	\$ 1,000	10	1	\$ 1,000	\$ 250	
25-2534-00-00	RSV Roof		\$ 150,000	\$ 29,637	\$ (10,000)	\$ 19,637	\$ 130,363	20	14	\$ 9,312	\$ 2,328	
25-2550-00-00	RSV Painting		\$ 21,000	\$ 2,688	\$ 13,339	\$ 16,027	\$ 4,973	7	3	\$ 1,658	\$ 414	
25-2555-00-00	RSV Driveways		\$ 16,047	\$ 3,221		\$ 3,221	\$ 12,826	20	15	\$ 855	\$ 214	
25-2599-00-00	Unallocated Interest		\$ 1,331	\$ 1,331	\$ (1,331)		\$ -	1	1	\$ -	\$ -	
Total			\$189,378.00	\$38,885.00	\$0.00	\$38,885.00	\$149,162.00			\$12,824.38	\$3,206.09	

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