

MARSH LANDING TOWNHOUSE 9 - 2026 BUDGET

updated 8/26/25

		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
INCOME										
40-4000-00-00	Quarterly Assessments	\$80,970.60	60,732	\$0.00	\$15,183.00	\$0.00	\$0.00	\$75,915.00	\$ 83,509.67	
									\$0.00	
Total INCOME		\$80,970.60	\$60,732.00	\$0.00	\$15,183.00	\$0.00	\$0.00	\$75,915.00	\$83,509.67	
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	
Total PROFESSIONAL FEES		\$5,990.00	\$4,567.00	\$432.50	\$432.50	\$432.50	\$432.50	\$6,297.00	\$6,377.70	
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	
Total ADMIN		\$524.00	\$830.41	\$20.26	\$20.26	\$20.26	\$20.26	\$911.44	\$524.00	
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
Total INSURANCE		\$45,659.60	\$25,211.84	\$3,151.48	\$3,151.48	\$3,151.48	\$3,151.48	\$37,817.76	\$41,657.97	
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	
Total UTILITIES		\$8,300.00	\$6,095.24	\$761.91	\$761.91	\$761.91	\$761.91	\$9,142.86	\$9,500.00	
MAINTENANCE										
60-6005-00-00	Building	\$5,000.00	\$34.00	\$4.25	\$4.25	\$4.25	\$4.25	\$51.00	\$5,000.00	
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	
Total MAINTENANCE		\$5,650.00	\$401.36	\$50.17	\$200.17	\$49.13	\$50.17	\$751.00	\$5,700.00	

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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	\$83,509.67	
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	\$	6,959	\$	1,740	\$	53	

[illegible]

[illegible]

DESCRIPTION	Est.Life	Rem. Life	Cost	2046	2047	2048
RSV - Roof Replacement	18	12	\$ 150,000	\$ -	\$ -	\$ -
RSV - Painting	7	2	\$ 24,000	\$ -	\$ -	\$ 30,172
RSV - Driveway/Walkway	20	14	\$ 10,000	\$ -	\$ -	\$ -
ANNUAL TOTALS				\$ -	\$ -	\$ 30,172
Amt to reserves annually				\$ 14,642	\$ 14,789	\$ 14,937
Earned Interest				\$ 2,142	\$ 2,480	\$ 2,225
Other Inflow						
Total in Reserves at Year-end			\$ 56,148	\$ 109,225	\$ 126,493	\$ 113,483