

## 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                      |
|--------------------------------|---------------------------|----------------------|-----------------------|--------------------|--------------------|--------------------|--------------------|----------------------|--------------------|----------------------------|
|                                |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| <b>INCOME</b>                  |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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       |                            |
| <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>\$83,509.67</b> |                            |
| <b>PROFESSIONAL FEES</b>       |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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>  |                            |
| <b>ADMIN</b>                   |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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>    |                            |
| <b>INSURANCE</b>               |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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> |                            |
| <b>UTILITIES</b>               |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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>  |                            |
| <b>MAINTENANCE</b>             |                           |                      |                       |                    |                    |                    |                    |                      |                    |                            |
| 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           |                            |
| <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>\$5,700.00</b>  |                            |

## MARSH LANDING TOWNHOUSE 9 - 2026 BUDGET

### 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            |
| <b>Total LANDSCAPING</b> |                            | <b>\$7,515.00</b> | <b>\$4,499.00</b> | <b>\$375.00</b> | <b>\$375.00</b> | <b>\$375.00</b> | <b>\$375.00</b> | <b>\$5,999.00</b> | <b>\$7,750.00</b>   |

### 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        |
| <b>Total RESERVE TRANSFER</b> |                      | <b>\$7,332.00</b> | <b>\$5,499.00</b> | <b>\$0.00</b> | <b>\$1,833.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$7,332.00</b> | <b>\$12,000.00</b> |

### 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   |
| <b>Net Surplus/(-Deficit)</b> | <b>\$0.00</b> | <b>\$13,628.15</b> | <b>-\$4,791.31</b> | <b>\$8,408.69</b> | <b>-\$4,790.27</b> | <b>-\$4,791.31</b> | <b>\$7,663.95</b> | <b>\$0.00</b> |

|         | Annual   | Quarterly | Quarterly \$ Change |
|---------|----------|-----------|---------------------|
| 2025 \$ | 6,748 \$ | 1,687     |                     |
| 2026 \$ | 6,959 \$ | 1,740 \$  | 53                  |





| 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 |
|                               |          |           |            |            |            |            |