

Marsh Harbour HOMEOWNERS ASSOCIATION

2025 Budget

Monthly Maint. Fee

	Base	Insurance	2025 total	2024	Variance	% Increase	2024 S/A
Townhomes	\$236	\$132	\$368	\$ 334.00	\$ 34	9%	\$35.00
Condo	\$236	\$93	\$329	\$ 346.00	\$ (17)	-5%	\$9.00

Description	Sept YTD Actual	Oct - Dec Forecast	Forecasted YTD Total	Adjustments to Forecast	2025 Yearly Budget	2024 Budget	Variance	
Assessment Income	\$1,216,137	\$405,378	\$1,621,515		\$1,728,033	\$ 1,616,458	\$ 111,575	
Late Fee	\$10,391	\$3,462	\$13,853		\$13,853	\$ 15,764	\$ (1,911)	
Interest	\$8	\$4	\$12		\$12	\$ 11	\$ 1	
Application Fee	\$7,000	\$2,300	\$9,300		\$9,300	\$ 10,245	\$ (945)	62
NSF Fee	\$372	\$123	\$495		\$495	\$ 1,000	\$ (505)	
Rent	\$0	\$0	\$0		\$0	\$ -	\$ -	
Clubhouse rental	\$1,800	\$1,000	\$2,800		\$2,800	\$ 100	\$ 2,700	
Capital Contribution	\$8,000	\$3,000	\$11,000		\$11,000	\$ 8,000	\$ 3,000	
Gate Card / Pool Key	\$860	\$285	\$1,145		\$1,145	\$ 1,920	\$ (775)	
<b>Sub Total Income</b>	<b>\$1,244,568</b>	<b>\$415,552</b>	<b>\$1,660,120</b>	<b>\$0</b>	<b>\$1,766,638</b>	<b>\$1,653,498</b>	<b>\$ 113,140</b>	
Office Expense	\$7,194	\$2,386	\$9,580		\$9,580	\$ 8,054	\$ 1,526	
Congress Ave maint	\$11,414	\$0	\$11,414	\$1,106	\$12,520	\$ 12,557	\$ (37)	\$3,130 /Q
Holiday Decorations	\$0	\$4,000	\$4,000		\$4,000	\$ 4,000	\$ -	
Bad Debt Expense	\$0	\$0	\$0	\$1,000	\$1,000	\$ -	\$ 1,000	
Background Checks	\$0	\$0	\$0	\$120	\$120	\$ -	\$ 120	
Bank Charges	\$762	\$1,200	\$1,962		\$1,962	\$ 2,608	\$ (646)	Coupon Books /NSF Fee
Accounting Fees	\$4,600	\$1,000	\$5,600		\$5,600	\$ 5,500	\$ 100	Audit / Tax return
Legal Fees	\$9,598	\$0	\$9,598	(\$7,698)	\$1,900	\$ 1,900	\$ -	
Insurance (Townhomes)	\$389,228	\$129,742	\$518,970	(\$46,245)	\$472,725	\$ 376,484	\$ 96,241	\$ 518,972 \$ 47.00
Insurance (Condo)	\$114,039	\$38,031	\$152,070	(\$35,514)	\$116,556	\$ 137,528	\$ (20,972)	\$ 152,061 \$ 18.00
Annual Report (sunbiz)	\$62	\$0	\$62		\$62	\$ 62	\$ -	
Loan Interest	\$113,541	\$37,608	\$151,149	(\$6,333)	\$144,816	\$ 159,815	\$ (14,999)	\$12,068 / month
Taxes	\$0	\$1,000	\$1,000		\$1,000	\$ 900	\$ 100	
License and Permits	\$475	\$0	\$475		\$475	\$ 475	\$ -	Pool \$300 and spa \$175
<b>Administrative</b>	<b>\$650,913</b>	<b>\$214,967</b>	<b>\$865,880</b>	<b>(\$93,564)</b>	<b>\$772,316</b>	<b>\$ 709,883</b>	<b>\$ 62,433</b>	
Management Fees	\$74,475	\$24,825	\$99,300	\$3,345	\$102,645	\$ 99,300	\$ 3,345	
Pool Service	\$7,875	\$2,625	\$10,500	\$525	\$11,025	\$ 10,360	\$ 665	875 / mo plus stab 5% inc
Janitorial Services	\$19,360	\$6,000	\$25,360	\$1,940	\$27,300	\$ 26,500	\$ 800	2000 / month plus supplies
Pest Control	\$1,350	\$7,090	\$8,440		\$8,440	\$ 7,360	\$ 1,080	termite 7K + \$30 per mon
<b>Contractor Services</b>	<b>\$103,060</b>	<b>\$40,540</b>	<b>\$143,600</b>	<b>\$5,810</b>	<b>\$149,410</b>	<b>\$ 143,520</b>	<b>\$ 5,890</b>	
Repairs /Maint ( Common)	\$22,887	\$7,629	\$30,516	\$19,484	\$50,000	\$ 50,000	\$ -	
Trash	\$46,296	\$15,597	\$61,893		\$61,893	\$ 61,368	\$ 525	\$5,114 Monthly
Fire / Sprinkler system	\$0	\$0	\$0	\$0	\$0	\$ 9,000	\$ (9,000)	\$7.35 / Month
Clubhouse Updates	\$0	\$0	\$0	\$10,000	\$10,000	\$ 10,000	\$ -	
Pressure Cleaning Sidewalks	\$0	\$0	\$0	\$0	\$0	\$ 7,500	\$ (7,500)	
Fitness Center Repair	\$1,500	\$0	\$1,500	\$4,500	\$6,000	\$ 6,000	\$ -	
landscape Replacement	\$0	\$0	\$0	\$3,950	\$3,950	\$ 3,950	\$ -	
Gate Repairs	\$1,013	\$300	\$1,313	\$3,687	\$5,000	\$ 5,000	\$ -	contract
Pool Repairs / Supplies	\$5,106	\$1,700	\$6,806	(\$806)	\$6,000	\$ 6,000	\$ -	
<b>Repairs /Maint</b>	<b>\$76,802</b>	<b>\$25,226</b>	<b>\$102,028</b>	<b>\$40,815</b>	<b>\$142,843</b>	<b>\$158,818</b>	<b>(\$15,975)</b>	
Electric	\$19,866	\$6,621	\$26,487		\$26,487	\$ 25,476	\$ 1,011	
Water	\$3,224	\$1,074	\$4,298		\$4,298	\$ 13,328	\$ (9,030)	Down?
Cable	\$242,578	\$82,608	\$325,186	\$16,260	\$341,446	\$ 320,363	\$ 21,083	5% May \$4.35 /unit
Gas	\$5,402	\$1,800	\$7,202		\$7,202	\$ 7,321	\$ (119)	
Gate house	\$6,629	\$2,209	\$8,838	(\$894)	\$7,944	\$ 7,944	\$ -	App by design \$662 mon
Telephone Office	\$1,072	\$300	\$1,372		\$1,372	\$ 1,524	\$ (152)	\$133 / Mon
<b>Utilities</b>	<b>\$278,771</b>	<b>\$94,612</b>	<b>\$373,383</b>	<b>\$15,366</b>	<b>\$388,749</b>	<b>\$ 375,956</b>	<b>\$ 12,793</b>	
Reserves Loan Payment	\$162,990	\$54,330	\$217,320		\$217,320	\$ 217,320	\$ -	\$19,359 / month toward loan
Reserves	\$36,000	\$12,000	\$48,000	\$48,000	\$96,000	\$ 48,000	\$ 48,000	\$555,000 fully funding \$ 9.95
<b>Common Area Reserves</b>	<b>\$198,990</b>	<b>\$66,330</b>	<b>\$265,320</b>	<b>\$48,000</b>	<b>\$313,320</b>	<b>\$265,320</b>	<b>\$48,000</b>	
<b>TOTAL EXPENSES</b>	<b>\$1,205,476</b>	<b>\$401,135</b>	<b>\$1,606,611</b>	<b>\$10,617</b>	<b>\$1,766,638</b>	<b>\$ 1,653,497</b>	<b>\$ (113,141)</b>	
Profit / Loss					\$0	\$ -		