

MARSH LAKE COMMUNITY ASSOCIATION, INC.						
ANNUAL DUES VARIANCE 2025						
		2022	2023	2024	2025	INCREASE/ DECREASE
ESTATES						
COMMON EXPENSES		547.69	578.36	687.21	685.26	(1.94)
OPERATING EXPENSES		386.71	400.00	356.29	369.91	13.63
REPLACEMENT FUND		64.55	113.90	111.89	80.58	(31.30)
TOTAL ESTATES DUES		998.95	1,092.26	1,155.38	1,135.76	(19.62)
VILLAGES						
COMMON EXPENSES		547.69	578.36	687.21	685.26	(1.94)
OPERATING EXPENSES		415.91	456.25	362.90	366.89	3.99
REPLACEMENT FUND		45.55	51.95	67.59	76.81	9.21
ROADS CAPITAL RESERVE		111.01	113.00	116.91	129.71	12.79
TOTAL VILLAGES DUES		1,120.16	1,199.56	1,234.61	1,258.66	24.05
MARSH VIEW @ ML						
COMMON EXPENSES		547.69	578.36	687.21	685.26	(1.94)
OPERATING EXPENSES		1,945.00	2,501.00	3,638.15	3,506.60	(131.55)
REPLACEMENT FUND		0.00	0.00	0.00	0.00	0.00
TOTAL MARSH VIEW DUES		2,492.69	3,079.36	4,325.36	4,191.86	(133.49)
COMMERCIAL						
ABC		2,194.40	2,442.38	2,884.43	2,893.47	9.05
SR-200		2,358.45	2,624.96	3,100.05	3,109.78	9.72
Revised 2024						

MARSH LAKE COMMUNITY ASSOCIATION, INC.						
COMMON APPROVED BUDGET - 2025						
		2024	2025	BUDGET		
	CODE	BUDGET	BUDGET	VARIANCE	%	COMMENTS
INCOME:						
Common Assessments-000	4082	156,253	156,743	490	0.4%	Budget
Other Income	4384	0	0	0	0.0%	Pool Keys, Owner Penalty
Interest Income	4392	0	0	0	0.0%	Bank Interest
Finance Charges	4393	0	0	0	0.0%	Owner Collections
TOTAL INCOME		156,253	156,743	490	0.4%	
				0		
EXPENSES:						
				0		
Signage	5602	500	500	0	0.0%	Front Entry Sign
Tree Maint	5605	9,000	9,000	0	0.0%	Canopy/branch clean up, tree removal
Tennis Court	5612	1,000	1,000	0	0.0%	Net repairs
Sprinkler Rep & Maint	5619	1,200	0	(1,200)	-133.3%	Sprinkler head repairs
Common Area Repair	5649	1,800	1,800	0	0.0%	Ditches, culverts, easements, etc
Landscape Contract	5651	29,000	29,500	500	2.2%	
Landscape Supplies	5652	8,500	6,500	(2,000)	-23.5%	Mulch, fertilizer, flowers
Lake Maint Contract	5653	9,000	9,500	500	6.3%	Wetland Mgt annual contract
Lake Maint Repairs	5655	2,000	2,000	0	0.0%	Repairs Only
Light Maint	5689	500	500	0	0.0%	
Electricity	5802	12,500	12,500	0	0.0%	FPL (based on allocation)
Community Events	5901	1,500	1,500	0	0.0%	Social Events
Holiday Lights	5902	2,000	2,000	0	N/A	Holiday lights
Website	5903	1,500	150	(1,350)	-67.5%	Website
Bad Debt Exp	5904	2,000	0	(2,000)	-100.0%	Foreclosures
General Insurance	5921	7,630	8,500	870	14.5%	Fletcher & Stein
Tax/YE Report Prep	5923	350	4,350	4,000	1600.0%	2024 Review and Tax Return
Legal Fees	5953	6,000	6,000	0	0.0%	Attorney
Management Fees (2024)	5954	31,439	31,800	361	4.3%	AIM Mgt - Expires Dec 2024 - Allocate 100% to Common Budget
Internet Comcast	5960	2,000	0	(2,000)	-100.0%	Annual Comcast
Communications	5965	3,500	3,500	0	0.0%	Mailing, postage, supplies
Miscellaneous	5969	2,000	2,000	0	0.0%	Annual meetings, corporate filing fees
Subtotal		134,919	132,600	(2,319)	-2.5%	
Replacement Fund	5994	21,334	24,143	2,809	9.0%	See Common Replacement Fund Breakdown
TOTAL		156,253	156,743	490	0.4%	Increase in proposed budget
THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR ALL CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6) FLORIDA STATUTES UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTEREST OF THE ASSOCIATION.						
THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR ALL CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE SUBJECT TO THE LIMITS ON FUNDING CONTAINED IN THE GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303 (6) FLORIDA STATUTES. THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTES, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.						
		2024	2025	TOTAL		TOTAL
		ANNUAL	ANNUAL	BUDGET		ANNUAL
		ASSMNT	ASSMNT	VARIANCE		ASSMNT
Estate Lot -001		687.21	685.26	(1.94)		76,749.65
Village Lot-002		687.21	685.26	(1.94)		60,303.30
Marsh View Lot-004		687.21	685.26	(1.94)		13,705.29
ABC Liquors	1.846%	2884.43	2893.47	9.05		2,893.47
Unimproved Commercial	1.984%	3100.05	3109.78	9.72		3,109.78
Total Commercial Income		5,984.48	6,003.25	18.77		
Total Lot Income		150,268	150,739	471.22		
Grand Totals Common		156,253	156,743	490		

MARSH LAKE COMMUNITY ASSOCIATION, INC.								
2025 RESERVE STUDY RESULTS - COMMONS								
		YR OF	EST	EST FUNDS	FUNDS	EST	LIFE	COST/
		COMP	COST	12/31/2024	NEEDED	LIFE	LEFT	YEAR
ENTRY								
Entry Sign		2021	6,930	3,128	3,802	12	9	422
Sign Base			3,500	1,580	1,920	20	13	148
Bench & Slab		2014	900	406	494	15	5	99
TOTAL ENTRY			11,330	5,114	6,216			669
LAKES								
Fountain Lg - East - 5hp		2021	14,000	6,319	7,681	10	7	1,097
Fountain - East Pump/Motor 5hp		2021	7,500	3,385	4,115	3	1	4,115
Aerator - East & West (1) & (2 heads)		2019	2,000	903	1,097	15	10	110
Electrical Panel East			1,000	451	549	15	5	110
Fountain - West (Small)			7,000	3,159	3,841	10	9	427
Fountain West Pump/Motor 1hp			2,500	1,128	1,372	3	2	686
Electrical Panel West			1,000	451	549	15	5	110
Dock - Main Lake			15,680	7,077	8,603	20	5	1,721
Electrical Panel Main Lake			1,000	451	549	15	5	110
Aerators (12) Main Lake			7,600	3,430	4,170	15	3	1,390
Aerator Motor/Comp 2ea		2019/2021	3,000	1,354	1,646	3	1	1,646
Lake Outfall @ MLCourt - 1990		2023 Rep	25,000	11,283	13,717	50	22	623
TOTAL LAKES			87,280	39,392	47,888			12,144
IRRIGATION SYSTEM								
Pumphouse - Entrance		2018	1,500	677	823	15	9	91
Pump & Motor		2018	2,000	903	1,097	12	6	183
Pumphouse - Lake		2018	2,500	1,128	1,372	25	18	76
Pump & Motor - Lake		2018	2,000	903	1,097	12	6	183
5 zones lines & heads		2018	7,000	3,159	3,841	20	15	256
TOTAL IRRIGATION SYSTEM			15,000	6,770	8,230			789
TENNIS COURTS								
Concrete slab			34,575	15,605	18,970	40	9	2,108
Court Coating		2019	5,000	2,257	2,743	4	1	2,743
4' Fence		2014	3,880	1,751	2,129	20	11	194
4' Gates (2)		2014	500	226	274	12	3	91
10' Fence		2014	6,600	2,979	3,621	20	11	329
TOTAL TENNIS COURTS			50,555	22,817	27,738			5,465
GROUNDS								
Pool Access Walkway			5,610	2,532	3,078	40	8	385
Pool Parking Area		2019	8,815	3,979	4,836	30	25	193
Wooden Fence 440'		1999	19,800	8,936	10,864	25	24	453
Wooden Fence 200'		2023	9,000	4,062	4,938	25	10	494
Vinyl Fence 100'		2023	4,500	2,031	2,469	25	24	103
Vinyl Fence 460'		2014	20,700	9,343	11,357	25	17	668
Security Cameras		2018	4,500	2,031	2,469	5	1	2,469
Basketball Equipment			1,100	496	604	15	2	302
TOTAL GROUNDS			74,025	33,410	40,615			4,682
PLAYGROUND								
Retaining Walls			9,520	13,447	(3,927)	20	6	(655)
Swingsets		2016	18,000	6,472	11,528	20	11	1,048
TOTAL PLAYGROUND			27,520	12,421	7,601			394
TOTAL REPLACEMENT COSTS			265,710	119,924	138,288			24,143

	MARSH LAKE COMMUNITY ASSOCIATION, INC.			4:20 PM9/18/2024
	APPROVED ESTATES BUDGET 2025			
			2024	
	2024	2025	BUDGET	
	BUDGET	BUDGET	VARIANCE	COMMENTS
INCOME:				
Estate Assessments	52,435	50,455	(1,980)	Budget
Other Income	0	0	0	
Interest Income	0	0	0	
Finance Charges	0	0	0	
TOTAL INCOME	52,435	50,455	(1,980)	
Signs	0	0	0	
Pool Contract	20,700	20,700	0	Pool Magic 3 yr Contract Expires Dec waiting on bid
Pool Area Repair	1,500	1,500	0	Safety Line, Hook, Misc
Landscape Contract	3,600	3,680	80	0
Landscape Supplies	500	1,500	1,000	Fertilizer, mulch, plants in pool area only
Termite Treatment	300	300	0	Bug-Out Pool House
Electricity	7,000	7,000	0	FPL (Change in allocation)
ESTATES	1,300	1,300	0	JEA
Insurance	5,004	5,450	446	Fletcher & Stein
Management Fees	0	0	0	AIM Mgt - Expires Dec 2024 - Allocate 100% to Common Budget
Sub-Total	39,904	41,430	1,526	
Replacement Fund	12,531	9,025	(3,506)	See Estates Replacement Fund Breakdown
TOTAL	52,435	50,455	(1,980)	Increase in proposed budget
				11.66%
	ESTATE BUDGET	ESTATE BUDGET	ESTATE BUDGET	ANNUAL
Calculation assmt.	356.29	369.91	13.63	
Calc Replacement Fund	111.89	80.58	-31.30	
Assessment Total	468.17	450.49	-17.68	1135.76

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MARSH LAKE COMMUNITY ASSOCIATION, INC.							
2025 RESERVE STUDY RESULTS - ESTATES							
	YR OF	EST	EST FUNDS	FUNDS	EST	LIFE	COST/
POOL AREA	COMP	COST	12/31/2024	NEEDED	LIFE	LEFT	YEAR
Remarcite	2013	20,000	10,830	9,170	15	4	2,292
Deck Slab		19,330	10,467	8,863	40	18	492
Deck Coating		9,665	5,234	4,431	20	11	403
Bathhouse		47,000	25,451	21,549	50	23	937
Bathhouse Roof	2018	6,000	3,249	2,751	20	14	196
Aluminum Fence/Gates	2019/Keys 2021	9,800	5,307	4,493	20	15	300
Stairs		7,050	3,818	3,232	25	4	808
Pump & Equipment	2019	4,200	2,274	1,926	5	1	1,926
2 Irrigation Zones	2019	2,800	1,516	1,284	10	3	143
Furniture	2014	10,000	5,415	4,585	10	3	1,528
TOTAL POOL AREA		135,845	73,562	62,283			9,025
Note: Irrigation zone adjusted by the Board to a 3 year life funding in 2017							

MARSH LAKE COMMUNITY ASSOCIATION, INC.				
VILLAGES OF MARSH LAKE APPROVED BUDGET				
	2023	2024	2025	BUDGET
	BUDGET	BUDGET	BUDGET	VARIANCE
INCOME:				
VILLAGES ASSESSMENTS	54,665	48,172	50,459	2,288
Other Income	0	0	0	0
Interest Income	0	0	0	0
Finance Charges	0	0	0	0
TOTAL INCOME	54,665	48,172	50,459	2,288
EXPENSE:				
Signage Maintenance	500	500	500	0
Pool Contract	15,500	16,500	16,500	0
Pool Area Repairs	1,000	1,000	1,000	0
Landscape Contract	7,630	3,600	3,680	80
Landscape Supplies	1,000	1,500	1,500	0
Electricity	4,000	4,500	4,500	0
Water & Sewer	1,000	1,000	1,000	0
Insurance	2,552	3,335	3,606	271
Management Fees	6,968	0	0	0
Total Expense	40,150	31,935	32,286	351
Replacement Fund	4,571	5,948	6,759	811
Reserve Fund (Roads Only)	9,944	10,288	11,414	1,126
(paragraph 4.10 Covenants)				
TOTAL BUDGET	54,665	48,172	50,459	2,288
	VILLAGE ASSMNT	VILLAGE ASSMNT	VILLAGE ASSMNT	COMMON BUDGET
Calculation 2024 assmt.	456.25	362.90	366.89	
Calculation 2024 Repl Fund	51.94	67.59	76.81	
Calculation 2024 Reserve	113.00	116.91	129.71	
2024 Assessment Total	621.19	547.41	573.40	685.26
THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6) FLORIDA STATUTES UPON THE APPROVAL OF NOT LESS THAN 75% OF THE VOTING MEMBERS OF THE ASSOCIATION. THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED MAINTENANCE. SUBJECT TO THE LIMITS ON FUNDING CONTAINED IN THE BYLAWS, THE ASSOCIATION MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6) FLORIDA STATUTES UPON THE APPROVAL OF NOT LESS THAN 75% OF THE VOTING MEMBERS OF THE ASSOCIATION. RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTES, NOT WITHSTANDING ANY OTHER PROVISIONS OF THE BYLAWS OR ARTICLES OF INCORPORATION.				

2025 RESERVE STUDY RESULT - VILLAGES

	YR OF	EST	EST FUNDS	FUNDS	USEFUL	REM	EST
	COMP	COST	12/31/2024	NEEDED	LIFE	LIFE	COST
ENTRY							
Entry Sign	2021	3,790	2,480	1,310	12	9	146
Sign Base		2,588	1,694	894	20	8	112
Retaining Wall		19,125	12,516	6,609	30	4	1,652
TOTAL ENTRY		25,503	16,690	8,813			1,910
POOL AREA							
Remarcite		10,413	6,814	3,599	15	3	1,200
Deck Slab		11,600	7,591	4,009	40	18	223
Deck Coating		5,800	3,796	2,004	20	8	251
Bathhouse/Roof	2017	18,450	12,074	6,376	50	18	354
Bathhouse Paint	2018	2,894	1,894	1,000	10	4	250
Aluminum Fence/1 Gate	2021	6,400	4,188	2,212	20	17	130
Fence - Stucco		4,800	3,141	1,659	20	3	553
Pump & Equip		2,400	1,571	829	12	2	415
Furniture	5500	10,000	6,544	3,456	10	3	1,152
TOTAL POOL AREA		72,757	47,614	25,143			4,527
IRRIGATION - Partial System		5,600	3,665	1,935	12	6	323
TOTAL REPLACEMENT FUND		103,860	67,968	35,892			6,759
ROADS - CAPITAL RESERVE							
Paving	2019	100,000	28,404	71,596	30	24	2,983
Asphalt Sealing		20,000	5,681	14,319	7	3	4,773
6" Curbs	2019	12,558	3,567	8,991	40	26	346
Low Curbs	2019	41,064	11,664	29,400	40	26	1,131
Sidewalks	2019	72,720	20,655	52,065	35	26	2,002
Storm Drains			0	0	50	26	0
Road Signs	2021	1,500	426	1,074	15	6	179
TOTAL ROADS		247,842	70,396	177,446			11,414

MARSH VIEW AT MARSH LAKES COMMUNITY ASSOCIATION, INC.
2025 APPROVED BUDGET

	2024	2024	2025	
	BUDGET - JAN - JUNE	BUDGET - JUL - DEC	BUDGET - JAN - DEC	
Assessments	74,060.13	86,507.13	83,837.29	
Developer Funding	0.00	0.00	0.00	
Water & Sewer Income	0.00	0.00	0.00	
TOTAL INCOME	74,060.13	86,507.13	83,837.29	
SERVICE				
Insurance	1,800.00	2,164.00	2,332.00	
Signs	500.00	0.00	0.00	
Tree Maintenance	2,000.00	2,000.00	2,000.00	
Office	0.00	0.00	0.00	
Water & Sewer - Individual	1,536.00	14,400.00	14,400.00	
Water - Irrigation Pump	0.00	0.00	0.00	
Electric	8,400.00	10,419.00	9,500.00	
Refuse Service	0.00	0.00	0.00	
Management Fee	0.00	0.00	0.00	Include in Common Allocation
Storm Water Maint	2,500.00	2,500.00	2,700.00	
Lake and Fountain Repairs	2,000.00	2,000.00	2,000.00	
Landscape Maint	29,280.00	29,280.00	30,200.00	Full service - Common & Home
Landscape Supplies	4,000.00	4,000.00	4,000.00	Full service - Common & Home
Misc Major Repair	6,500.00	0.00	3,000.00	included - Include Reserve Study
Irrigation Maint	0.00	0.00	0.00	included
Misc Major Repair	1,800.00	6,000.00	0.00	Blockers
SUBTOTAL	60,316.00	72,763.00	70,132.00	3,506.60
MARSH LAKE COMMON ALLOCATION	13,744.13	13,744.13	13,705.29	
REPLACEMENT FUND	0.00	0.00	0.00	
TOTAL	74,060.13	86,507.13	83,837.29	4,191.86

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Total Annual Assessment		Total Annual Assessment		Total Annual Assessment	
\$	3,703.01	\$	4,325.36	\$	4,191.86
Total Bi-Annual Assessment		Total Bi-Annual Assessment		Total Bi-Annual Assessment	
\$	1,851.50	\$	2,162.68	\$	2,095.93