



Annual Meeting 2026 President's Report

January 14, 2026

About Our Community

Learn more about our Marsh Lakes Community

Members

Private Residents Area



2025: A Year in Review

- ▶ We had a strong and cohesive Board that came together to address and resolve issues constructively
- ▶ Tackled important maintenance items
 - Pool furniture, spring cleaning, etc.
 - Restocked the fish ponds after the 2024 kill
 - Refinished the front and Villages entrance signs
 - Installed new polywood-style benches at tennis court



2025: A Year in Review (2)

► Infrastructure Items

- IQ Fiber contract completion and installation in all three residential areas
- Installed new video security system for both pools and the Common area
- Added holiday lighting around another live oak at the entrance
- Residents supported the culvert and drainage clearing process

► Community & Governance

- Return of the Neighborhood Picnic!
- Added “Policy Guru” AI system to website for Covenants questions
- Created a Welcome Kit for new owners
- Reinstated policy for the appearance of For Sale signs
- Reached settlements in covenants disputes in the Estates and Marsh View

2025 Financial Snapshot

	EOY 2023	EOY 2024	EOY 2025*
Total Funds Balance	\$ 429,028	\$ 424,887	\$ 474,725
Assessments + Int.	\$ 294,448	\$ 342,333	\$ 350,694
Expenses	\$ 255,554	\$ 284,349	\$ 299,525
Net Cash Flow	\$ 38,893	\$ 57,984	\$ 51,169

* Preliminary

Assessments were on-budget, and we benefited from \$8300 in interest earned from the accounts. Expenses were \$28K less than budget, even using Common Contingency dollars to invest in the new security system and some other improvements. The \$51.1K in net cash flow correlates with amount budgeted for the Reserve accounts in 2025.

District Operating Data

	Common	Estates	Villages	Marsh View
Income	\$ 160,411	\$ 52,355	\$ 53,405	\$ 70,132
Op. Expenses	\$ 164,597	\$ 42,338	\$ 31,777	\$ 60,813
Net Op. Inc.	\$ (-4,186)	\$ 10,017	\$ 21,628	\$ 9,319

Common: Net outflow due to higher legal expenses and sprinkler system repairs that just kept going, and going, and going...

Estates: low pool repair costs and unused emergency funds – no storms!

Villages: Good cost control, no use of road contingency funds

Marsh View: Utilities and stormwater slightly below plan, starting to build a contingency fund balance



Looking Ahead to 2026

- ▶ In addition to the standard maintenance issues, there are several bigger ticket items we plan to address in 2026
 - Tennis court resurfacing
 - Long-term drainage project as directed by the County
 - Remarciting of both pools, likely over a few years
- ▶ Analysis of just-completed Reserve Plan and how that will alter budgeting in the future
- ▶ Policy Issues, e.g. pool access rights, improved voting/communications methods, etc.