## Kings Greens at Majestic, A Condominium For Year January 1, 2025 through December 31, 2025 Approved Operating and Reserve Budget Operating Budget

Association Expenses Collectible   Annual   A		Association	Judget				
Annual   Association   Annual   Annu		7133001411011					
Dysasessments	Association Expenses Collectible	Annual	Associ		Fach	Each Unit	
Name	The state of the s						
Poperating Assessments	by assessments	2024	Aillidai	Wieritrity	Aillidai	Quarterly	
Reserve Assessments	Income						
Reserve Assessments	Operating Assessments	\$259,468.16	\$260,542.28	\$21,711.86	\$2,713.98	\$678.50	
Chee Income	. •			-		\$241.50	
Administration of the asociation   Accounting   \$2,500.00   \$2,500.00   \$208.33   \$26,04   \$6,51   \$6,50   \$	Other Income			\$0.00	\$0.00	\$0.00	
Sc. 500.00   \$2,500.00   \$2,000.00   \$3,	Total Income	\$352,513.65	\$353,279.03	\$29,439.92		\$920.00	
Sc. 500.00   \$2,500.00   \$2,000.00   \$3,							
Bad Debt         \$3,640.00         \$3,640.00         \$303.33         \$37.92         \$9,48           Bank         \$400.00         \$400.00         \$33.33         \$4.17         \$1.04           CAM         \$17,280.00         \$17,640.00         \$1,470.00         \$183.75         \$45.94           Legal         \$3,000.00         \$30,000.00         \$250.00         \$11,458.33         \$286.46           Office Supplies/Postage/Misc         \$2,000.00         \$110,000.00         \$91,66.67         \$1,145.83         \$286.46           Office Supplies/Postage/Misc         \$2,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           State Fees         \$665.00         \$665.00         \$55.42         \$6.93         \$1.73           Contingency         \$1,267.20         \$3,713.28         \$30.94         \$3.22         \$0.81           Maintenance & Repairs           Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$88,959.00         \$5,746.58         \$718.32         \$17.958           Irrigation         \$3,000.00         \$3,500.00         \$2,816.67         \$320.33         \$26.04         \$6.51							
Bank							
CAM					•	T	
Legal			·		•		
Insurance							
Office Supplies/Postage/Misc State Fees         \$2,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           State Fees         \$665.00         \$655.00         \$55.42         \$6.93         \$1.73           Contingency         \$1,267.20         \$3,713.28         \$309.44         \$3.22         \$0.81           Maintenance & Repairs           Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$68,959.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$9.11           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$17.36         \$4.34           Other Expenses:           Electric         \$280.00         \$1,300.00	=			-			
State Fees Contingency         \$665.00         \$665.00         \$55.42         \$6.93         \$1.73           Contingency         \$1,267.20         \$3,713.28         \$309.44         \$3.22         \$0.81           Maintenance & Repairs         Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$68,959.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$298.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$16.66.67         \$20.83         \$5.21           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$16.66.67         \$20.83         \$5.21           Miscellaneous Maintenance         \$7,000.00         \$1,300.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:           Electric         \$280.00         \$1,300.00         \$10.83				\$9,166.67		•	
Maintenance & Repairs         \$1,267.20         \$3,713.28         \$309.44         \$3.22         \$0.81           Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$68,950.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$21.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         Electric         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Taxes         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Assessmen					•	· ·	
Maintenance & Repairs         88,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$68,959.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         Electric         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Taxes         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Assessment CPPOAI         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Portial Te	State Fees				•		
Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$66,950.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         Electric         \$280.00         \$1,300.00         \$1,806.67         \$17.36         \$4.34           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00<	Contingency	\$1,267.20	\$3,713.28	\$309.44	\$3.22	\$0.81	
Buildings         \$8,500.00         \$13,500.00         \$1,125.00         \$140.63         \$35.16           Grounds         \$66,950.00         \$66,950.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         Electric         \$280.00         \$1,300.00         \$1,806.67         \$17.36         \$4.34           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00<							
Grounds         \$66,950.00         \$68,959.00         \$5,746.58         \$718.32         \$179.58           Irrigation         \$3,000.00         \$3,500.00         \$291.67         \$36.46         \$9.11           Dryer Vent Cleaning         \$2,400.00         \$2,500.00         \$208.33         \$26.04         \$6.51           Miscellaneous Maintenance         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         Electric         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Lot Mowing         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Taxes         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Assessment CPPOAI         \$0.00         \$0.00         \$0.00           Partial Term & Legal Fees         \$0.00         \$0.00         \$0.00	<del></del>	<b>#0 F00 00</b>	¢10 E00 00	¢1 10E 00	¢140.60	<b>COE 10</b>	
Irrigation	•				•	·	
Dryer Vent Cleaning   \$2,400.00   \$2,500.00   \$208.33   \$26.04   \$6.51			. ,		•		
Miscellaneous Maintenance Palm Trimming & Mulch         \$7,000.00         \$2,000.00         \$166.67         \$20.83         \$5.21           Other Expenses:         Electric         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Lot Mowing         \$0.00	•						
Palm Trimming & Mulch         \$12,360.96         \$20,000.00         \$1,666.67         \$17.36         \$4.34           Other Expenses:         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Lot Mowing         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Taxes         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Assessment CPPOAI         \$0.00         \$0.00         \$0.00         \$0.00           Partial Term & Legal Fees         \$0.00         \$0.00         \$0.00           Security Provisions         \$0.00         \$0.00         \$0.00           Taxes         \$0.00         \$0.00         \$0.00           Upon Association Property         \$0.00         \$0.00         \$0.00           Upon Leased Areas         \$0.00         \$0.00         \$0.00           Isolated Intangible         \$0.00         \$0.00         \$0.00							
Other Expenses:           Electric         \$280.00         \$1,300.00         \$108.33         \$13.54         \$3.39           Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Lot Mowing         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Taxes         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Vacant Property Assessment CPPOAI         \$0.00         \$0.00         \$0.00         \$0.00           Partial Term & Legal Fees         \$0.00         \$0.00         \$0.00         \$0.00           Security Provisions         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Taxes         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Upon Association Property         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00					•		
Electric   \$280.00		\$12,360.96	\$20,000.00	\$1,666.67	\$17.36	\$4.34	
Pest Control         \$5,225.00         \$5,225.00         \$435.42         \$54.43         \$13.61           Recreational Facilities         \$18,000.00         \$0.00 </td <td></td> <td><b>#</b>000 00</td> <td><b>#</b>4 000 00</td> <td><b>#</b>400.00</td> <td>010.51</td> <td>40.00</td>		<b>#</b> 000 00	<b>#</b> 4 000 00	<b>#</b> 400.00	010.51	40.00	
Recreational Facilities   \$18,000.00   \$0.00							
Vacant Lot Mowing       \$0.00       \$0.00       \$0.00         Vacant Property Taxes       \$0.00       \$0.00       \$0.00         Vacant Property Assessment CPPOAI       \$0.00       \$0.00       \$0.00         Partial Term & Legal Fees       \$0.00       \$0.00       \$0.00         Security Provisions       \$0.00       \$0.00       \$0.00         Taxes       \$0.00       \$0.00       \$0.00         Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50				-			
Vacant Property Taxes       \$0.00       \$0.00       \$0.00         Vacant Property Assessment CPPOAI Partial Term & Legal Fees       \$0.00       \$0.00       \$0.00         Security Provisions       \$0.00       \$0.00       \$0.00         Taxes       \$0.00       \$0.00       \$0.00         Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       \$0.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50		\$18,000.00	\$0.00				
Vacant Property Assessment CPPOAI Partial Term & Legal Fees       \$0.00       \$0.00       \$0.00         Security Provisions       \$0.00       \$0.00       \$0.00         Taxes       \$0.00       \$0.00       \$0.00         Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       \$0.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50	<u> </u>				· ·		
Partial Term & Legal Fees         \$0.00         \$0.00         \$0.00           Security Provisions         \$0.00         \$0.00         \$0.00           Taxes         \$0.00         \$0.00         \$0.00           Upon Association Property         \$0.00         \$0.00         \$0.00           Upon Leased Areas         \$0.00         \$0.00         \$0.00           Florida Intangible         \$0.00         \$0.00         \$0.00           US Income         \$0.00         \$0.00         \$0.00           Expenses for a unit owner:         \$0.00         \$0.00         \$0.00           a. Rent for the unit, if subject to a lease         \$0.00         \$0.00         \$0.00           b. Rent payable under recreational lease         \$0.00         \$0.00         \$0.00           Operating Total         \$259,468.16         \$260,542.28         \$21,711.86         \$2,713.98         \$678.50					•		
Security Provisions         \$0.00         \$0.00         \$0.00           Taxes         \$0.00         \$0.00         \$0.00           Upon Association Property         \$0.00         \$0.00         \$0.00           Upon Leased Areas         \$0.00         \$0.00         \$0.00           Florida Intangible         \$0.00         \$0.00         \$0.00           US Income         \$0.00         \$0.00         \$0.00           Expenses for a unit owner:         \$0.00         \$0.00         \$0.00           a. Rent for the unit, if subject to a lease         \$0.00         \$0.00         \$0.00           b. Rent payable under recreational lease         \$0.00         \$0.00         \$0.00           Operating Total         \$259,468.16         \$260,542.28         \$21,711.86         \$2,713.98         \$678.50							
Taxes         Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       30.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50	Partial Term & Legal Fees			\$0.00	\$0.00	\$0.00	
Taxes         Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       30.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50	Security Provisions			\$0.00	\$0.00	\$0.00	
Upon Association Property       \$0.00       \$0.00       \$0.00         Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       30.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50	•			ψο.σσ	ψ0.00	ψο.σσ	
Upon Leased Areas       \$0.00       \$0.00       \$0.00         Florida Intangible       \$0.00       \$0.00       \$0.00         US Income       \$0.00       \$0.00       \$0.00         Expenses for a unit owner:       30.00       \$0.00       \$0.00         a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50				\$0.00	\$0.00	\$0.00	
Florida Intangible \$0.00 \$0.00 \$0.00 US Income \$0.00 \$							
US Income \$0.00 \$0.00 \$0.00 Expenses for a unit owner:  a. Rent for the unit, if subject to a lease \$0.00 \$0	·			•	*	•	
Expenses for a unit owner: a. Rent for the unit, if subject to a lease b. Rent payable under recreational lease  Operating Total  \$259,468.16 \$260,542.28 \$21,711.86 \$2,713.98 \$678.50				•	T		
a. Rent for the unit, if subject to a lease       \$0.00       \$0.00       \$0.00         b. Rent payable under recreational lease       \$0.00       \$0.00       \$0.00         Operating Total       \$259,468.16       \$260,542.28       \$21,711.86       \$2,713.98       \$678.50				ψ0.00	ψ0.00	ψ0.00	
b. Rent payable under recreational lease \$0.00 \$				\$0.00	\$0.00	\$0.00	
Operating Total         \$259,468.16         \$260,542.28         \$21,711.86         \$2,713.98         \$678.50	•						
	2. Home payable andor reoreational lease			ψ0.00	Ψ0.00	ψ0.00	
Reserve Total \$93,045.49 \$92,736.75 \$7,728.06 \$966.01 \$241.50	Operating Total	\$259,468.16	\$260,542.28	\$21,711.86	\$2,713.98	\$678.50	
meserve rotal \$93,045.49 \$92,736.75 \$7,728.06 \$966.01 \$241.50	Decemie Total	Φ00 04E 40	Φ00 700 7F	ф7 700 0C	Φ000 04	Φ044 F0	
	neserve rotal	<b></b>	<b></b> \$₩∠,/36./5	\$1,128.06	10.006	⊅∠41.50	

\$352,513.65

\$353,279.03 \$29,439.92

\$920.00

\$3,679.99

Total Operating & Reserve

## Kings Greens at Majestic, A Condominium Approved Reserve Fund Budget

	Replacement	Projected Balance	Est	Remain	Cost	Cost/Quarterly
	Cost	12/31/2024	Life	Life	Per Year	Per Unit
Painting	\$150,000.00	\$97,381.14	12	3	\$17,539.62	\$45.68
Roof Replacement	\$1,079,000.00	\$254,742.47	20	13	\$63,404.43	\$165.12
Lanai Repairs	\$30,000.00	\$18,207.30	5	1	\$11,792.70	\$30.71
Total Reserves	\$1,259,000.00	\$370,330.91		- -	\$92,736.75	\$241.50