

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

Association Expenses Collectible by assessments	2025				
	Annual 2024	Association Annual	Monthly	Annual	Each Unit Quarterly
<b>Income</b>					
Operating Assessments	\$259,468.16	\$260,542.28	\$21,711.86	\$2,713.98	\$678.50
Reserve Assessments	\$93,045.49	\$92,736.75	\$7,728.06	\$966.01	\$241.50
Other Income			\$0.00	\$0.00	\$0.00
Total Income	\$352,513.65	\$353,279.03	\$29,439.92	\$3,679.99	\$920.00
<b>Administration of the association</b>					
Accounting	\$2,500.00	\$2,500.00	\$208.33	\$26.04	\$6.51
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	\$3,000.00	\$250.00	\$31.25	\$7.81
Insurance	\$105,000.00	\$110,000.00	\$9,166.67	\$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	\$309.44	\$3.22	\$0.81
<b>Maintenance &amp; Repairs</b>					
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	\$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
<b>Other Expenses:</b>					
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
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					
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
<b>Operating Total</b>	\$259,468.16	\$260,542.28	\$21,711.86	\$2,713.98	\$678.50
<b>Reserve Total</b>	\$93,045.49	\$92,736.75	\$7,728.06	\$966.01	\$241.50
<b>Total Operating &amp; Reserve</b>	\$352,513.65	\$353,279.03	\$29,439.92	\$3,679.99	\$920.00

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	<u>\$1,259,000.00</u>	<u>\$370,330.91</u>			<u>\$92,736.75</u>	<u>\$241.50</u>