

Kings Greens at Majestic, A Condominium
For Year January 1, 2026 through December 31, 2026
Approved Operating and Reserve Budget
Operating Budget
Association

Association Expenses Collectible by assessments	Annual 2025	2026		Each Unit	
		Association Annual	Monthly	Annual	Quarterly
Income					
Operating Assessments	\$260,542.28	\$271,514.76	\$22,626.23	\$2,828.28	\$707.07
Reserve Assessments	\$92,736.75	\$81,763.79	\$6,813.65	\$851.71	\$212.93
Other Income			\$0.00	\$0.00	\$0.00
Total Income	\$353,279.03	\$353,278.55	\$29,439.88	\$3,679.98	\$920.00
Administration of the association					
Accounting	\$2,500.00	\$2,500.00	\$208.33	\$26.04	\$6.51
Bad Debt	\$3,640.00	\$7,360.00	\$613.33	\$76.67	\$19.17
Bank	\$400.00	\$400.00	\$33.33	\$4.17	\$1.04
CAM	\$17,640.00	\$18,522.00	\$1,543.50	\$192.94	\$48.23
Legal	\$3,000.00	\$3,000.00	\$250.00	\$31.25	\$7.81
Insurance	\$110,000.00	\$114,416.32	\$9,534.69	\$1,191.84	\$297.96
Office Supplies/Postage/Misc	\$2,000.00	\$3,200.00	\$266.67	\$33.33	\$8.33
State Fees	\$665.00	\$665.00	\$55.42	\$6.93	\$1.73
Contingency	\$3,713.28	\$1,213.44	\$101.12	\$1.05	\$0.26
Maintenance & Repairs					
Buildings	\$13,500.00	\$13,500.00	\$1,125.00	\$140.63	\$35.16
Grounds	\$68,959.00	\$70,082.00	\$5,840.17	\$730.02	\$182.51
Irrigation	\$3,500.00	\$5,000.00	\$416.67	\$52.08	\$13.02
Dryer Vent Cleaning	\$2,500.00	\$2,500.00	\$208.33	\$26.04	\$6.51
Miscellaneous Maintenance	\$2,000.00	\$2,500.00	\$208.33	\$26.04	\$6.51
Palm Trimming & Mulch	\$20,000.00	\$20,000.00	\$1,666.67	\$17.36	\$4.34
Other Expenses:					
Electric	\$1,300.00	\$1,300.00	\$108.33	\$13.54	\$3.39
Pest Control	\$5,225.00	\$5,356.00	\$446.33	\$55.79	\$13.95
Recreational Facilities	\$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
Operating Total	\$260,542.28	\$271,514.76	\$22,626.23	\$2,828.28	\$707.07
Reserve Total	\$92,736.75	\$81,763.79	\$6,813.65	\$851.71	\$212.93
Total Operating & Reserve	\$353,279.03	\$353,278.55	\$29,439.88	\$3,679.98	\$920.00

Kings Greens at Majestic, A Condominium
Approved Reserve Fund Budget

	Replacement	Projected Balance	Est	Remain	Cost	Cost/Quarterly
	Cost	12/31/2025	Life	Life	Per Year	Per Unit
Painting	\$150,000.00	\$114,922.26	12	2	\$17,538.87	\$45.67
Roof Replacement	\$1,079,000.00	\$308,300.93	20	12	\$64,224.92	\$167.25
Lanai Repairs	\$30,000.00	\$30,000.00	5	1	\$0.00	\$0.00
Total Reserves	<u>\$1,259,000.00</u>	<u>\$453,223.19</u>			<u>\$81,763.79</u>	<u>\$212.93</u>