Kings Greens at Majestic, A Condominium
For Year January 1, 2027 through December 31, 2027
Approved Operating and Reserve Budget
Operating Budget
Association

Association Expenses Collectible by assessments	Annual 2026	2027 Association Annual	Monthly	Each Unit Annual	Quarterly
Income					
Operating Assessments	$271,514.76	$256,230.40	$21,352.53	$2,669.07	$667.27
Reserve Assessments	$81,763.79	$89,368.41	$7,447.37	$930.92	$232.73
Other Income			$0.00	$0.00	$0.00
Total Income	$353,278.55	$345,598.81	$28,799.90	$3,599.99	$900.00
Administration of the asociation					
Accounting	$2,500.00	$300.00	$25.00	$3.13	$0.78
Bad Debt	$7,360.00	$3,680.00	$306.67	$38.33	$9.58
Bank	$400.00	$400.00	$33.33	$4.17	$1.04
CAM	$18,522.00	$19,077.66	$1,589.81	$198.73	$49.68
Legal	$3,000.00	$3,000.00	$250.00	$31.25	$7.81
Insurance	$114,416.32	$100,000.00	$8,333.33	$1,041.67	$260.42
Office Supplies/Postage/Misc	$3,200.00	$3,200.00	$266.67	$33.33	$8.33
State Fees	$665.00	$665.00	$55.42	$6.93	$1.73
Contingency	$1,213.44	$2,826.24	$235.52	$2.45	$0.61
Maintenance & Repairs					
Buildings	$13,500.00	$13,500.00	$1,125.00	$140.63	$35.16
Grounds	$70,082.00	$72,184.46	$6,015.37	$751.92	$187.98
Irrigation	$5,000.00	$6,000.00	$500.00	$62.50	$15.63
Dryer Vent Cleaning	$2,500.00	$2,500.00	$208.33	$26.04	$6.51
Miscellaneous Maintenance	$2,500.00	$2,000.00	$166.67	$20.83	$5.21
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	$5,356.00	$5,597.04	$466.42	$58.30	$14.58
Recreational Facilities			$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	$271,514.76	$256,230.40	$21,352.53	$2,669.07	$667.27
Reserve Total	$81,763.79	$89,368.41	$7,447.37	$930.92	$232.73
Total Operating & Reserve	$353,278.55	$345,598.81	$28,799.90	$3,599.99	$900.00

Kings Greens at Majestic, A Condominium
Approved Reserve Fund Budget

	Replacement Cost	Projected Balance 12/31/2026	Est Life	Remain Life	Cost Per Year	Cost/Quarterly Per Unit
Painting	$250,000.00	$200,000.00	12	2	$25,000.00	$65.10
Roof Replacement	$1,079,000.00	$370,947.50	20	11	$64,368.41	$167.63
Lanai Repairs	$30,000.00	$30,000.00	5	1	$0.00	$0.00
Total Reserves	$1,359,000.00	$600,947.50			$89,368.41	$232.73