

MAJESTIC BAY TOWNHOMES**OPERATIONS BUDGET**

2018 Approved

Description	GL Code	MONTHLY	ANNUALLY
1 State Condo Fee	6100	4	48
2 Management Fee	6130	365	4,380
3 Office Expense	6170	10	120
4 Insurance	6180	1,350	16,200
5 Licenses and Permits	6230	15	180
6 Pool Service	6265	180	2,160
7 Pool Repairs	6270	30	360
8 Electric	6400	85	1,020
9 Water and Sewer	6410	35	420
10 Lawn Service	6730	410	4,920
11 Pest Control	6740	155	1,860
12 Irrigation Maintenance	6750	20	240
13 Building Maintenance	6760	100	1,200
14 Termite Bond	6740	100	1,200
15 Professional Fees	6200	25	300
16 Accounting	6190	50	600
17 Mulch	6710	67	804
18 Tree Trimming	6720	125	1,500
19 Contingency	*new*	0	0
TOTALS	Operations	3,126	37,512
	Reserves	1,284	15,408
	GRAND TOTAL	4,410	52,920

Maint Fee Breakdown per Unit (14 units):

	Monthly	Annually
Operating	223.29	2,679.48
Reserves	91.71	1,100.52
TOT FEES	315.00	3,780.00

**MAJESTIC BAY TOWNHOMES
RESERVES STUDY**

2018 Approved

Description	Income/Expns GL Codes	Replacement Cost	Useful Life (yrs)	Current Bal in Reserves	Remaining Balance	Remain Life	Funding For Month	Funding For Year
Roof Replacement	4010/9010	80,000	20	42,852	37,148	7	438	5,261
Building Re-painting	4020/9020	24,000	10	9,623	14,377	7	171	2,050
Pavement Resurfacing	4030/9030	30,000	10	14,214	15,786	7	188	2,256
Pool	4040/9040	35,000	20	22,270	12,730	7	151	1,810
Perimeter Fencing	4070/9070	50,000	10	21,770	28,230	7	336	4,031
Interest				396				
TOTALS		219,000		111,125	108,271		1,284	15,408

Divided by 14 Units

91.71