

124 COURT, BAY ST. LOUIS, MS
ESTIMATED 2025 HOMEOWNERS PROJEECTED ANNUAL OPERATING PROJECT

A	B	C
INCOME	MONTHLY	ANNUAL
CONDOMINIUM FEES	\$ 18,220.00	\$ 218,648.00
EXPENSES		
INSURANCE		
Property		\$ 50,300.00
Windstorm		in above
Flood X Zone		\$ 3,157.00
General Liability		\$ 2,126.00
Unbrella-Liability		\$ 2,895.00
Officers-Directors		\$ 1,940.00
Workers Comp		\$ 780.00
Water, Sewer	\$ 1,200.00	\$ 14,400.00
Power	\$ 1,500.00	\$ 18,000.00
Fire Alarm	\$ 350.00	\$ 4,200.00
Telephone / Internet	\$ 300.00	\$ 3,600.00
Alarm - Elevator	\$ 350.00	\$ 4,200.00
Parking Lot Light Lease	\$ 575.00	\$ 6,900.00
Elevator Service	\$ 500.00	\$ 6,000.00
Grounds Landscape	\$ 500.00	\$ 6,000.00
Taxes - Real Estate - Estimated		\$ 2,500.00
ACCOUNTING & LEGAL		
Accounting	\$ 383.00	\$ 4,600.00
Legal	\$ 350.00	\$ 4,200.00
BUILDING MAINTENANCE		
Maintenance	\$ 1,500.00	\$ 18,000.00
Cleaning	\$ 1,000.00	\$ 12,000.00
Payroll Taxes		\$ 2,000.00
Supplies		\$ 4,000.00
Gate Maintenance		\$ 1,000.00
Maintenance Misc.		\$ 3,000.00
Trash	\$ 750.00	\$ 9,000.00
Pest Control	\$ 350.00	\$ 4,200.00
Office Products/Supply	\$ 75.00	\$ 1,150.00
Capital Reserves	\$ 2,000.00	\$ 24,000.00
Financing Insurance	\$ 375.00	\$ 4,500.00

*Outside Homeowners Management Optional-Not Included

**Numebrs rounded up and amounts maybe adjusted if prices increase.

A	B		C	D	E
TOTAL BUDGET			\$ 218,648.00		
TOTAL SELLABLE SQ. FOOTAGE			\$ 29,319.00		
ANNUAL ASSESSMENT PER SQ. FOOT			\$ 7.46		
UNIT NUMBER	S.F. X	% of Ownership	ANNUAL	MONTHLY	TOTAL
101 Commercial and/or Residential	1250		\$ 9,325.00	\$ 775.00	\$ 9,325.00
102 Commercial	750		\$ 5,595.00	\$ 465.00	\$ 5,595.00
103 Commercial and/or Residential	900		\$ 6,715.00	\$ 560.00	\$ 6,715.00
104 Commercial and/or Residential	595		\$ 4,440.00	\$ 370.00	\$ 4,440.00
105 Commercial and/or Residential	850		\$ 6,345.00	\$ 530.00	\$ 6,345.00
106 Commercial / Carts/ Exempt					
201, 202, 205, 206, 301, 302, 305, 306	1305		\$ 9,740.00	\$ 815.00	\$ 9,740.00
203, 208, 303, 308	540		\$ 4,080.00	\$ 340.00	\$ 4,080.00
204, 207, 304, 307	1015		\$ 7,580.00	\$ 635.00	\$ 7,580.00
403, 406	1297		\$ 9,675.00	\$ 810.00	\$ 9,675.00
401, 402, 404, 405	1430		\$ 10,670.00	\$ 890.00	\$ 10,670.00

All numbers are rounded up. Square footage is an estimate and include storage space and balconies.
HOA has right to adjust amounts depending on actual costs.

MONTHLY HOA FEES COVER THE FOLLOWING:

INSURANCE

HOMEOWNERS INSURANCE

EXTERIOR BUILDING

GENERAL LIABILITY

WORKER'S COMPENSATION

FLOOD INSURANCE

UTILITIES

WATER, SEWER, AND GARBAGE

NATURAL GAS FOR EMERGENCY GENERATOR OPERATION

ELECTRICITY FOR COMMON AREAS

ELECTRICITY FOR EXTERIOR LIGHTING

PARKING LOT LIGHTING

MAINTENANCE AND SERVICES

EXTERIOR MAINTENANCE

COMMON AREA, GYM, LIBRARY, HALLWAYS AND ROOFTOP DECK, ELEVATOR & FIRE ALARM

PEST CONTROL

LANDSCAPING AND GREEN SPACE

OWNERS RESPONSIBILITIES

UNIT ELECTRICITY

INTERNET/WIFI

INTERIOR CONTENTS INSURANCE

HOA MUST BE LISTED AS CO INSURED ON YOUR POLICY

LENDER MUST BE LISTED AS CO INSURED ON YOUR POLICY