

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.