

**CAROLINA MAINTENANCE ASSOCIATION**

Approved Operating Budget  
January 1, 2021 through December 31, 2021

Approved  
2021  
Budget

Management Fee	57,573
Accounting	975
Legal	10,000
Insurance	23,000
Office Exp/Postage	10,000
Bad Debt	3,000
Electricity	16,500
Repairs & Maintenance	5,000
Tree Trimming	11,000
Holiday Lights	8,000
Landscape Contract	42,500
Landscape Plants/Rep.	10,000
Fert / Pest Control	11,000
Irrigation Repairs	4,000
Lake Maintenance	29,604
Fountain Maint.	2,500
Reserves-Def. Maint.	24,828

**Total Expenses/Income** **\$269,480**  
**Maint Fee Per Home** **\$128**  
**Maint fee Apartments** **\$64**

**HOMES IN CAROLINA MAINTENANCE (1803)** **\$230,927.97**  
**UNITS IN FAIRWAYS @ CAROLINA (APT. RENTALS 208)** **\$13,320.30**  
**UNITS IN PINEBROOK POINT(APT. RENTALS 394)** **\$25,231.73**  
**\$269,480.00**

**RESERVE SUMMARY**

<u>DESCRIPTION</u>	<u>ESTIMATED LIFE (IN YEARS)</u>	<u>ESTIMATED REPLACEMENT COST</u>	<u>ESTIMATED REMAINING USEFUL LIFE</u>	<u>ESTIMATED BALANCE 12/31/2020</u>	<u>REQUIRED 2021</u>
Monument Signs	20	<b>\$25,000</b>	0	\$25,000	\$0.00
Fountain	8	<b>\$20,000</b>	3	\$21,853	\$0.00
Lake & Waterway Drainage	4	<b>\$45,000</b>	3	\$46,250	\$0.00
Unallocated reserves				\$120,398	\$24,828
Self Insured				\$10,000	\$0.00
				<b>\$223,501</b>	<b>\$24,828</b>

**\$24,828**