

## CAROLINA MAINTENANCE ASSOCIATION

Approved Operating Budget  
January 1, 2023 through December 31, 2023

Approved  
2023  
Budget

Management Fee	57,573
Accounting	1,000
Legal	2,500
Insurance	58,000
Office Exp/Postage	8,000
Bad Debt	3,000
Electricity	17,200
Repairs & Maintenance	5,000
Tree Trimming	8,000
Holiday Lights	8,100
Landscape Contract	45,089
Landscape Plants/Rep.	10,000
Fert / Pest Control	11,000
Irrigation Repairs	4,000
Lake Maintenance	31,676
Fountain Maint.	2,500
Reserves-Def. Maint.	21,920

**Total Expenses/Income     \$294,558**  
**Maint Fee Per Home             \$140**  
**Maint fee Apartments           \$70.00**

<b>HOMES IN CAROLINA MAINTENANCE (1803)</b>	<b>\$252,418.29</b>
<b>UNITS IN FAIRWAYS @ CAROLINA (APT. RENTALS 208)</b>	<b>\$14,559.90</b>
<b>UNITS IN PINEBROOK POINT (APT. RENTALS 394)</b>	<b>\$27,579.81</b>
	<b><u>\$294,558.00</u></b>

**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 12/31/2022</u>	<u>AMOUNT TO FULLY FUND</u>
Monument Signs	20	<b>\$25,000</b>	20	\$68.91	<b>\$24,931</b>
Fountain	8	<b>\$20,000</b>	5	\$15,764.58	<b>\$4,235</b>
Lake & Waterway Drainage	4	<b>\$45,000</b>	2	\$46,250.00	<b>0</b>
Unallocated reserves				\$136,765.00	
Self Insured				\$10,000.00	
				<b><u>\$208,848.49</u></b>	