

124 COURT, BAY SAINT LOUIS, MS - 2026

ESTIMATED 2026 HOMEOWNERS ANNUAL OPERATING BUDGET

INCOME	MONTHLY	ANNUAL
CONDOMINIUM FEES		\$185,683.00
EXPENSES		
INSURANCE		
PROPERTY - (Installments paid monthly)		Annual Cost: \$50,100.00
WINDSTORM		In Above
FLOOD X ZONE		\$3,157.00
GENERAL LIABILITY		\$2,126.00
UMBRELLA - LIABILITY		\$2,895.00
OFFICERS - DIRECTORS		\$1,940.00
WORKERS COMP		\$780.00
OTHER EXPENSES		
WATER, SEWER	\$1,200.00	\$14,400.00
POWER - Electricity for Common Areas	\$700.00	\$8,400.00
FIRE ALARM	\$350.00	\$4,200.00
INTERNET - LOBBY	\$100.00	\$1,200.00
PARKING LOT - LIGHT LEASE	\$615.00	\$7,380.00
ELEVATOR SERVICE	\$415.00	\$4,980.00
GROUNDS LANDSCAPE	\$500.00	\$6,000.00
TAXES - REAL ESTATE - ESTIMATED		\$2,500.00
ACCOUNTING & LEGAL		
ACCOUNTING	\$383.00	\$4,600.00
LEGAL	\$300.00	\$3,600.00
BUILDING MAINTENANCE		
MAINTENANCE	\$800.00	\$9,600.00
CLEANING	\$750.00	\$9,000.00
SUPPLIES		\$4,000.00
GATE MAINTENANCE		\$1,000.00
MAINTENANCE - MISCELLANEOUS		\$3,000.00
TRASH	\$352.00	\$4,225.00
PEST CONTROL	\$300.00	\$3,600.00
OFFICE PRODUCTS & SUPPLIES	\$75.00	\$900.00
CAPITAL RESERVES	\$2,000.00	\$24,000.00
FINANCING INSURANCE	\$375.00	\$4,500.00
ACH FEES - HOA DUES	\$300.00	\$3,600.00
TOTAL MONTHLY EXPENSES (Not including Insurance)	<u>\$9,515.00</u>	<u>\$185,683.00</u>

* Outside Homeowners Management Optional - Not Included

** Numbers rounded up and amounts may be adjusted if prices increase or decrease

124 COURT CONDOMINIUM PROJECTED UNIT FEES FOR 2026

TOTAL BUDGET				\$186,135.00	
TOTAL SELLABLE SQUARE FOOTAGE				\$29,319.00	
ANNUAL ASSESSMENT PER SQUARE FOOT				\$6.35	
UNIT NUMBER	Square Footage		ANNUAL	MONTHLY	TOTAL
101 COMMERCIAL	1,274		\$8,090.00	\$675.00	\$8,090.00
102 COMMERCIAL	771		\$4,900.00	\$410.00	\$4,900.00
103 COMMERCIAL	914		\$5,805.00	\$485.00	\$5,805.00
104 COMMERCIAL &/OR RESIDENTIAL	593		\$3,770.00	\$315.00	\$3,770.00
105 COMMERCIAL &/OR RESIDENTIAL	987		\$6,270.00	\$525.00	\$6,270.00
106 -COMMERCIAL CARTS EXEMPT					
201, 202, 205, 206 301, 302, 305, 306	1,305		\$8,295.00	\$695.00	\$8,295.00
203,208, 303, 308	550		\$3,495.00	\$295.00	\$3,495.00
204, 207, 304, 307	1,015		\$6,450.00	\$540.00	\$6,450.00
403, 406	1,296		\$8,280.00	\$690.00	\$8,280.00
401, 402, 404, 405	1,433		\$9,100.00	\$760.00	\$9,100.00

All numbers are rounded up. Square footage is an estimate.
HOA has the 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