

SAMPLE ASSOCIATION
 PROPOSED BUDGET
 JANUARY 1, 2004 TO DECEMBER 31, 2004

	LAST YEAR BUDGET ANNUALLY	PROPOSED ANNUALLY	PROPOSED MONTHLY
REVENUES			
EXEMPT FUNCTION INCOME			
MAINTENANCE ASSESSMENT FEES	\$-701,849.04	\$-701,849.04	\$-58,487.42
LATE CHARGES	-4,800.00	-4,800.00	-400.00
MISCELLANEOUS	-720.00	-720.00	-60.00
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TOTAL EXEMPT FUNCTION INCOME	-707,369.04	-707,369.04	-58,947.42
NON-EXEMPT FUNCTION INCOME			
INTEREST -OPERATING	\$-444.84	\$-444.84	\$-37.07
INTEREST -RESERVES	-5,700.00	0.00	0.00
SCREENING FEES	-6,000.00	-6,000.00	-500.00
LAUNDRY INCOME	-6,000.00	-11,700.00	-975.00
CLUBHOUSE RENTAL	-600.00	-600.00	-50.00
KEYS	-120.00	-120.00	-10.00
DOCK USE ASSESSMENT	-12,204.00	-12,204.00	-1,017.00
PARKING SPACES	-12,000.00	-12,000.00	-1,000.00
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TOTAL NON-EXEMPT FUNCTION INCOME	-43,068.84	-43,068.84	-3,589.07
TOTAL REVENUES	-750,437.88	-750,437.88	-62,536.49
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EXPENSES			
ADMINISTRATIVE EXPENSES			
ACCOUNTANT-QTRLY PAYROLL TAXES	\$1,008.00	\$1,008.00	\$84.00
ACCOUNTANT-YEAR END AUDIT/TAXES	3,600.00	3,600.00	300.00
LEGAL FEES	3,000.00	3,000.00	250.00
PRINTING & POSTAGE	1,800.00	1,800.00	150.00
SCREENING REPORTS	1,200.00	1,200.00	100.00
INTEREST EXPENSE	5,880.00	5,880.00	490.00
LOAN PRINCIPAL	31,944.00	31,944.00	2,662.00
MISCELLANEOUS	1,200.00	1,200.00	100.00
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TOTAL ADMINISTRATIVE EXPENSES	49,632.00	49,632.00	4,136.00
TAXES, LICENSES, PERMITS			
FLORIDA RECORDING FEE	\$684.00	\$684.00	\$57.00
ANNUAL CORP REPORT	60.00	60.00	5.00
LICENSES & PERMITS	2,280.00	2,280.00	190.00
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TOTAL TAXES, LICENSES, PERMITS	3,024.00	3,024.00	252.00
INSURANCES			
PKGE,UMBR,D&O,BD,BOIL-MACH,FLOOD	\$85,416.00	\$85,416.00	\$7,118.00
WORKERS' COMPENSATION	10,740.00	10,740.00	895.00
EMPLOYEES' HEALTH INSUR.	26,040.00	26,040.00	2,170.00
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TOTAL INSURANCES	122,196.00	122,196.00	10,183.00
PAYROLL			
SALARIES & WAGES	\$171,996.00	\$171,996.00	\$14,333.00
PAYROLL (FICA) TAXES	13,164.00	13,164.00	1,097.00
FEDERAL, STATE UNEMPL. TAXES	6,888.00	6,888.00	574.00
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TOTAL PAYROLL	192,048.00	192,048.00	16,004.00

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PROPOSED BUDGET
JANUARY 1, 2004 TO DECEMBER 31, 2004

	LAST YEAR BUDGET ANNUALLY	PROPOSED ANNUALLY	PROPOSED MONTHLY
CONTRACT SERVICES			
MANAGEMENT	\$16,200.00	\$16,200.00	\$1,350.00
MANAGEMENT FEES RE DOCKS	600.00	600.00	50.00
LAWN SERVICE	4,320.00	4,320.00	360.00
ELEVATOR MAINTENANCE	15,420.00	15,420.00	1,285.00
POOL MAINTENANCE	4,800.00	4,800.00	400.00
WASTE REMOVAL	11,364.00	11,364.00	947.00
SATELLITE TV	31,896.00	31,896.00	2,658.00
PEST CONTROL	1,344.00	1,344.00	112.00
BEEPER	180.00	180.00	15.00
ODOR CONTROL	1,080.00	1,080.00	90.00
AIR COND. & COOL. TOWERS MAINT.	3,000.00	3,000.00	250.00
FIRE ALARM SYSTEM	2,520.00	2,520.00	210.00
WATER TREATMENT	1,800.00	1,800.00	150.00
GENERATOR MAINTENANCE	600.00	600.00	50.00
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TOTAL CONTRACT SERVICES	95,124.00	95,124.00	7,927.00
 UTILITY EXPENSES			
ELECTRICITY	\$93,000.00	\$93,000.00	\$7,750.00
WATER & SEWER	59,957.04	59,957.04	4,996.42
TELEPHONES	3,000.00	3,000.00	250.00
GAS	6,300.00	6,300.00	525.00
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TOTAL UTILITY EXPENSES	162,257.04	162,257.04	13,521.42
 REPAIRS & MAINTENANCE			
LIGHTS & FIXTURES	\$1,800.00	\$1,800.00	\$150.00
ELECTRICAL REPAIRS	4,800.00	4,800.00	400.00
PLUMBING REPAIRS	6,300.00	6,300.00	525.00
POOL REPAIRS	4,800.00	4,800.00	400.00
ELEVATOR REPAIRS	600.00	600.00	50.00
JANITORIAL SUPPLIES	3,360.00	3,360.00	280.00
PAINTING/PAINT	1,200.00	1,200.00	100.00
FIRE EQUIPMENT MAINTENANCE	720.00	720.00	60.00
A/C REPAIRS	6,300.00	6,300.00	525.00
CAMERA REPAIRS	600.00	600.00	50.00
LANDSCAPE IMPROVEMENT	2,040.00	2,040.00	170.00
CONTINGENCY	5,040.00	5,040.00	420.00
HARDWARE SUPPLIES	6,240.00	6,240.00	520.00
GENERAL REPAIRS	21,134.76	21,134.76	1,761.23
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TOTAL REPAIRS & MAINTENANCE	64,934.76	64,934.76	5,411.23
 RESERVES			
PAINTING RESERVE	\$9,882.96	\$9,882.96	\$823.58
ROOFING RESERVE	7,031.04	7,031.04	585.92
PAVING RESERVE	1,109.04	1,109.04	92.42
GATE ENTRY SYSTEM RESERVE	2,886.00	2,886.00	240.50
COMMON AREA DECOR. RESERVE	6,249.96	6,249.96	520.83
MAJOR ELEVATOR RPRS. RESERVE	13,449.96	13,449.96	1,120.83
ELECTRICAL & LIGHTING RESERVE	536.04	536.04	44.67
POOL EQUIPMENT RESERVE	3,827.04	3,827.04	318.92
PLUMBING RESERVE	2,243.04	2,243.04	186.92
A/C REPLACEMENT RESERVE	3,161.04	3,161.04	263.42
DOCKS RESERVE	462.96	462.96	38.58
POOL DECK RESERVE	3,783.00	3,783.00	315.25
FLOOR RE-FINISHING	3,000.00	3,000.00	250.00
GYM IMPROVEMENTS	3,600.00	3,600.00	300.00
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TOTAL RESERVES	61,222.08	61,222.08	5,101.84
 TOTAL EXPENSES	 750,437.88	 750,437.88	 62,536.49
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SAMPLE ASSOCIATION

PROPOSED BUDGET
 JANUARY 1, 2004 TO DECEMBER 31, 2004
SCHEDULE OF RESERVES

DESCRIPTION	TOTAL COST	-	AMOUNT FUNDED	-	LESS EXPENDITURE	=	BALANCE NEEDED	/	REMAINING LIFE	=	AMOUNT ANNUAL
PAINTING RESERVE	70,000		30,464		1		39,535		4		9,883
ROOFING RESERVE	149,000		57,587		0		91,413		13		7,031
PAVING RESERVE	6,000		1,560		0		4,440		4		1,110
GATE ENTRY SYSTEM RESERVE	27,000		9,682		0		17,318		6		2,886
COMMON AREA DECOR. RESERVE	66,837		23,087		0		43,750		7		6,250
MAJOR ELEVATOR RPRS. RESERVE	100,000		46,197		0		53,803		4		13,450
ELECTRICAL & LIGHTING RESERVE	5,000		2,852		0		2,148		4		537
POOL FURNITURE RESERVE	4,000		4,008		0		-8		5		0
PLUMBING RESERVE	25,000		4,808		0		20,192		9		2,243
CAMERAS RESERVE	5,000		5,000		0		0		0		0
A/C REPLACEMENT RESERVE	50,000		5,743		0		44,257		14		3,161
DOCKS RESERVE	18,000		10,121		0		7,879		17		463
POOL DECK	20,000		4,865		0		15,135		4		3,783
POOL EQUIPMENT RESERVE	20,000		4,688		0		15,312		4		3,828
FLOOR RE-FINISHING	3,000		0		0		3,000		1		3,000
GYM IMPROVEMENTS	3,600		0		0		3,600		1		3,600
RESERVES INTEREST ALLOCATION	3,134		0		0		3,134		1		3,134
											----- 64,359 =====

EXHIBIT A
SAMPLE ASSOCIATION
PROPOSED BUDGET
JANUARY 1, 2004 TO DECEMBER 31, 2004

SCHEDULE OF MONTHLY MAINTENANCE FEES					
Identification of each Unit as to type	Identification of each Unit as to Unit number	Total No. of each type of Unit	Undivided interest	Maintenance without Reserves	Maintenance with Reserves
A	10-A,11-A,2-A,3-A 4-A,7-A,9-A	7	0.736630	391.32	430.83
B	12-A,14-A,15-A,5-A 6-A	5	0.781770	415.31	457.23
C	8-A	1	0.764920	406.35	447.38
D	1-B	1	0.433310	230.19	253.43
E	10-B,11-B,12-B,14-B 15-B,2-B,3-B,4-B,5-B 8-B,9-B	11	0.538030	285.82	314.67
F	6-B,7-B	2	0.476650	253.21	278.78
G	12-C,14-C,15-L,2-C 3-C,4-C,5-C,6-C,7-C 8-C	10	0.532010	282.62	311.15
H	10-C,15-C,9-C	3	0.512760	272.40	299.90
I	11-C	1	0.470620	250.01	275.25
J	10-E,11-E,12-D,12-E 12-I,12-L,14-D,14-E 14-I,14-L,15-D,15-E 15-I,2-D,2-E,2-I,2-L 3-D,3-E,3-I,4-D,4-E 4-I,5-D,5-E,5-I,6-D 6-I,7-D,7-I,8-D,8-E 8-I,9-E	34	0.545250	289.66	318.90
K	10-D,9-D	2	0.544050	289.02	318.20
L	10-H,10-I,10-J,10-L 11-D,11-H,11-L,14-H 15-H,2-H,3-H,3-L,4-H 4-L,5-H,5-L,8-H,8-L 9-H,9-I,9-J,9-L	22	0.525990	279.42	307.63
M	11-I,11-J,12-J,14-J 15-J,2-J,3-J,4-J,5-J 6-E,6-H,6-J,6-L,7-E 7-H,7-J,7-L,8-J	18	0.483870	257.05	283.00
N	10-F,11-F,2-F,3-F	4	0.695110	369.27	406.55
O	4-F,9-F	2	0.663210	352.32	387.89
P	12-F,14-F,5-F,6-F	4	0.740240	393.24	432.94
Q	15-F,7-F,8-F	3	0.727000	386.21	425.20
R	10-G,11-G,2-G,3-G	4	0.700520	372.14	409.71
S	4-G,9-G	2	0.668630	355.20	391.06
T	14-G,5-G,6-G	3	0.745660	396.12	436.11
U	15-G,7-G,8-G	3	0.742650	394.52	434.35
V	12-G	1	0.958700	509.30	560.71
W	12-H	1	0.333410	177.12	195.00
X	12-K,14-K,15-K,2-K 3-K,4-K,5-K,6-K,7-K 8-K	10	0.544650	289.34	318.55

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SCHEDULE OF MONTHLY MAINTENANCE FEES

Identification of each Unit as to type	Identification of each Unit as to Unit number	Total No. of each type of Unit	Undivided interest	Maintenance without Reserves	Maintenance with Reserves
Y	10-K,9-K	2	0.555480	295.09	324.88
Z	11-K	1	0.525390	279.11	307.28
A2	10-M,11-M,2-M,3-M	4	0.713160	378.86	417.10
A3	4-M,9-M	2	0.671030	356.48	392.46
A4	12-M,14-M,15-M,5-M 6-M	5	0.748070	397.40	437.52
A5	7-M,8-M	2	0.732420	389.09	428.37
A6	D-10,D-11,D-12,D-13 D-14,D-15,D-16,D-17 D-2,D-3,D-4,D-5,D-6 D-7,D-8,D-9	16	0.000000	0.00	0.00
A7	D-1	1	0.000000	0.00	0.00
TOTAL		187		53,123.68	58,486.60