

Association:

**Egret Landing Condominium  
2011 Approved Budget**

Budget Year:

Number of Doors: 44

Dollar per door management fee: \$12.88

Flat Annual Management fee: \$6,800.00

This budget is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs may exceed the estimated costs. Florida Community Management (FCM) seeks to ensure that all content and information published by FCM is current and accurate; however, FCM does not warrant, or assume any legal liability or responsibility for, the accuracy, completeness or usefulness of any information presented herein.

	2011			Percentage of Budget	2011 Per Unit Assessment Monthly	2010		% of BUDGET INCREASE
	Annual	Assessments Quarterly	Monthly			Budget	Annualized Actual	
<b>ESTIMATED INCOME FOR THE ASSOCIATION:</b>								
Assessments	\$ 152,177.11	\$ 38,044.28	\$ 12,681.43					
Other Income	-	-	-					
<b>TOTAL ESTIMATED INCOME</b>	<b>152,177.11</b>	<b>38,044.28</b>	<b>12,681.43</b>					
<b>I. ESTIMATED EXPENSES FOR THE ASSOCIATION:</b>								
<b>A. ADMINISTRATION OF THE ASSOCIATION</b>								
Accounting - Tax Preparation	250.00	62.50	20.83	0.16%	\$ 0.47	\$ 250	\$ 250.00	0.00%
Bank Charges	-	-	-	0.00%	-	-	14.00	0.00%
Annual Corporate Report	61.25	15.31	5.10	0.04%	0.12	61	61.25	0.00%
Bureau of Condominiums Annual fee	176.00	44.00	14.67	0.12%	0.33	176	176.00	0.00%
Legal	2,750.00	687.50	229.17	1.81%	5.21	1,500	2,759.40	83.33%
License & fees	125.00	31.25	10.42	0.08%	0.24	125	125.00	0.00%
Office Expenses	2,050.00	512.50	170.83	1.35%	3.88	1,900	2,047.05	7.89%
Uncollectible A/R	1,250.00	312.50	104.17	0.82%	2.37	-	1,243.85	0.00%
Other Expenses	-	-	-	0.00%	-	-	-	0.00%
Insurance Appraisal	-	-	-	0.00%	-	-	500.00	0.00%
<b>B. MANAGEMENT FEE</b>	<b>\$6,800.00</b>	<b>1,700.00</b>	<b>566.67</b>	<b>4.47%</b>	<b>12.88</b>	<b>6,600</b>	<b>6,350.00</b>	<b>3.03%</b>
<b>C. MAINTENANCE</b>								
Miscellaneous Maintenance	9,125.00	2,281.25	760.42	6.00%	17.28	4,000	4,489.53	128.13%
<b>Lawn/Landscaping</b>								
Mowing, edging, fertilization, etc.	8,300.00	2,075.00	691.67	5.45%	15.72	8,000	8,300.04	3.75%
Weed Control	900.00	225.00	75.00	0.59%	1.70	900	900.00	0.00%
Sod, Plant & Mulch	-	-	-	0.00%	-	-	-	0.00%
Hedge trimming	300.00	75.00	25.00	0.20%	0.57	300	-	0.00%
Fertilizer	-	-	-	0.00%	-	-	-	0.00%
Irrigation repair	100.00	25.00	8.33	0.07%	0.19	100	-	0.00%
Pool	1,820.00	455.00	151.67	1.20%	3.45	1,820	1,930.00	0.00%
Trash	3,570.00	892.50	297.50	2.35%	6.76	3,120	3,568.00	14.42%
Roadway	1,500.00	375.00	125.00	0.99%	2.84	500	1,412.76	200.00%
Pest Control	900.00	225.00	75.00	0.59%	1.70	900	85.00	0.00%
Power Washing	4,625.00	1,156.25	385.42	3.04%	8.76	9,250	9,250.00	-50.00%
Contingency Fund	1,500.00	375.00	125.00	0.99%	2.84	1,500	5,989.50	0.00%
<b>D. FACILITIES</b>								
Restroom Cleaning	1,040.00	260.00	86.67	0.68%	1.97	1,040	940.00	0.00%
<b>F. INSURANCE</b>								
Flood	48,000.00	12,000.00	4,000.00	31.54%	90.91	48,971	45,551.50	-1.98%
Property	23,850.00	5,962.50	1,987.50	15.67%	45.17	22,700	22,698.66	5.07%
Liability/D&O/Crime/Umbrella	7,700.00	1,925.00	641.67	5.06%	14.58	7,700	6,987.41	0.00%
<b>H. UTILITIES</b>								
Electricity	9,000.00	2,250.00	750.00	5.91%	17.05	9,300	8,187.00	-3.23%
Water	2,000.00	500.00	166.67	1.31%	3.79	2,250	1,339.93	-11.11%
<b>TOTAL OPERATING</b>	<b>137,692.25</b>	<b>34,423.06</b>	<b>11,474.35</b>	<b>90.48%</b>	<b>260.78</b>	<b>132,963</b>	<b>135,155.88</b>	<b>3.56%</b>
<b>I. RESERVES (SEE SCHEDULE)</b>	<b>14,484.86</b>	<b>3,621.22</b>	<b>1,207.07</b>	<b>9.52%</b>	<b>27.43</b>	<b>12,388</b>	<b>12,280.63</b>	<b>16.93%</b>
<b>TOTAL FUNDS TO BE ASSESSED</b>	<b>152,177.11</b>	<b>38,044.28</b>	<b>12,681.43</b>	<b>0.00</b>	<b>\$ 288.21</b>	<b>\$ 145,351</b>	<b>\$ 147,436.51</b>	<b>4.70%</b>
<b>Estimated Excess of Income over Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>					

**RESERVE EXPENSES**

	Estimated Life	2011 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2010	Annual Amount
Roof	30	25	\$ 160,000.00	\$ 26,794.62	\$ 5,328.22
Pavement	0	0	-	-	-
Building Repair	0	0	-	-	-
Painting	10	5	64,000.00	32,453.71	6,309.26
Common Area Furniture	0	0	-	-	-
Pool:					
Resurface	0	0	-	-	-
Pump	0	0	-	-	-
Deck	0	0	-	-	-
Recreation Facilities	0	0	-	-	-
Seawall	20	15	10,000.00	17.79	665.48
Storm Reserve	1	0	3,333.00	1,151.09	2,181.91
Interest Income			-	1,316.55	-
Totals			\$ 237,333.00	\$ 61,733.76	14,484.86
Less: Interest Income					-
<b>Total Annual Budgeted Amount net of Interest Income</b>					<b>\$ 14,484.86</b>