

Condo Approved 2011 Budget

Description	2010 Approved Budget	2011 Approved Budget
Revenues		
Maintenance Fees	\$523,310	\$510,122
Gate Card/Clicker Income	\$0	\$0
Late Fees	\$0	\$0
Legal Admin Fees	\$0	\$0
Interest Income	\$0	\$0
Misc. Income	\$0	\$0
<b>Total Revenues (w/ Reserves)</b>	<b>\$523,310</b>	<b>\$510,122</b>
Administrative Expenses		
Insurance	\$48,391	\$50,327
Master Association Fees	\$196,524	\$204,988
General Administration	\$1,500	\$1,500
Office Expense	\$700	\$500
Miscellaneous		\$500
Accounting Fees	\$2,400	\$3,200
Legal Fees	\$6,500	\$5,000
License, Fees, Permits	\$2,276	\$2,276
Bad Debt	\$13,500	\$11,000
Management Service Contract	\$9,600	\$0
		(Incl. in Mgmt. Contract)
Telephones - Fire/Elevator	\$5,842	\$5,842
<b>Total Administrative Expenses</b>	<b>\$287,233</b>	<b>\$285,132</b>
Operating Expenses		
Janitorial Personnel	\$0	
Landscape Maintenance/Wet Check/Fert/Pest Control	\$13,600	\$13,600
Landscape - Mulch	\$3,000	\$3,000
Landscape - Fertilization	\$0	\$0
		(Incl. in Landscaping Contract)
Tree / Hedge Trimming	\$3,000	\$3,000
Irrigation Repairs	\$800	\$3,337
		(Conv. Irrig. Heads)
Exterior Pest Control Bldg. / Fire Ant Control	\$4,600	\$4,600
Maintenance - Building Repairs	\$3,000	\$4,000
Pressure Cleaning - Roofs, Buildings, Sidewalks, Parking Spaces	\$6,805	\$0
Elevator Maintenance Contract	\$17,702	\$18,400
Access Control System	\$3,000	\$3,000
Fire Alarm Monitoring	\$5,500	\$6,000
Sprinkler Inspection/Common & Interior/Tampers, flows & risers	\$5,602	\$5,600
Electricity	\$15,520	\$14,500
Street Light Replacement	\$1,625	\$1,950
Painting the Eaves and Fascia		\$8,180
Painting Breezeways		
Cameras		
Water & Sewer	\$63,000	\$60,000
Cable TV	\$68,487	\$68,487
Trash Compactor	\$7,336	\$7,336
<b>Total Operating Expense</b>	<b>\$222,577</b>	<b>\$224,990</b>
<b>TOTAL EXPENSES - BEFORE RESERVES</b>	<b>\$509,810</b>	<b>\$510,122</b>

Reserves		
General Reserves	\$68,424	\$68,424
Total Reserves	\$68,424	\$68,424
<b>Total Expense with Reserves</b>	<b>\$578,234</b>	<b>\$578,546</b>
Total Expenses Less Reserves and Master	\$313,286	\$305,135
Net Income (Loss)	\$0	
Condominium portion of Master calculated at 51%	\$196,524	\$204,988

**Section "B" WITHOUT RESERVES FOR CONDO AND RESERVES FOR THE MASTER**

Monthly Maintenance Fee with Reserves for Master <b>NOT</b> condo- Type B Laurel oak		<b>2011 FEES WITH NO RESERVES FOR CONDOS</b>
Green Cay Village Condo Fee	\$152	\$148
Green Cay Village Master Fee	\$95	\$100
	\$247	\$247
Monthly Maintenance Fee with Reserves for Master <b>NOT</b> Condo - Type B2 Royal Poinciana		
Green Cay Village Condo Fee	\$150	\$146
Green Cay Village Master Fee	\$94	\$98
	\$244	\$244
Monthly Maintenance Fee with Reserves for Master <b>NOT</b> Condo - Type C Grand Cypress		
Green Cay Village Condo Fee	\$185	\$180
Green Cay Village Master Fee	\$116	\$121
	\$301	\$301