

GREEN CAY VILLAGE CONDOMINIUM ASSOCIATION, INC.
Approved Budget for the Period January 1, 2010 - December 31, 2010

Description	2009 Approved Budget	2010 Approved Budget
Revenues		
Maintenance Fees	381,710	395,210.00
Unpaid Maintenance / Delinquent Accounts		(13,500.00)
Gate Card/Clicker Income	0	0.00
Late Fees	0	0.00
Legal Admin Fees	0	0.00
Interest Income	0	0.00
Insurance Claim Income		0.00
Total Revenues (w/ Reserves)	381,710	381,710.00
Administrative Expenses		
Insurance	66,195	48,391.00
Insurance Claim Coverage	0	0.00
General Administration	700	1,500.00
Office Expense	2,000	700.00
Miscellaneous	0	0.00
Accounting Fees	2,400	2,400.00
Legal Fees	2,500	6,500.00
License,Fees,Permits	2,101	2,276.00
Unpaid Maintenance / Delinquent Accounts	2,000	13,500.00
Management Service Contract	9,600	9,600.00
Telephones - Fire/Elevator	4,800	5,842.00
Total Administrative Expenses	92,296	90,709.00
Operating Expenses		
Janitorial Personnel	7,105	0.00
Landscape Maintenance - Common Area	15,000	13,600.00
Landscape - Mulch	3,000	3,000.00
Landscape - Fertilization	1,000	0.00
Tree / Hedge Trimming	3,000	3,000.00
Irrigation Repairs	1,200	800.00
Exterior Pest Control Bldg. / Fire Ant Control	4,200	4,600.00
Maintenance - Building Repairs	5,000	3,000.00
Pressure Cleaning - Roofs, Buildings, Sidewalks, Parking Spaces		6,805.00
Elevator Maintenance Contract	16,240	17,702.00
Access Control System	3,000	3,000.00
Emergency Monitor	4,060	5,500.00
Sprinkler Inspection/Common & Interior/Tampers, flows & risers	3,816	5,602.00
Electricity	18,400	15,520.00
Street Light Replacement	0	1,625.00
Water & Sewer	61,952	63,000.00
Cable TV	66,682	68,487.00
Trash Compactor	7,335	7,336.00
Total Operating Expense	220,990	222,577.00

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Description	2009 Approved Budget	2010 Approved Budget
TOTAL EXPENSES - BEFORE RESERVES	313,286	313,286.00
Reserves		
General Reserves	68,424	68,424.00
Total Reserves	68,424	68,424.00
Total Expenses & Reserves	381,710	381,710.00
Net Income (Loss)	0	0
Condominium portion of Master calculated at 51%		
Monthly Maintenance Fee with Reserves - Type B		
Green Cay Village Condo Fee	\$185.00	185.00
Green Cay Village Master Fee	\$95.00	95.00
	\$280.00	280.00
Monthly Maintenance Fee with Reserves - Type B2		
Green Cay Village Condo Fee	\$183.00	183.00
Green Cay Village Master Fee	\$94.00	94.00
	\$277.00	277.00
Monthly Maintenance Fee with Reserves - Type C		
Green Cay Village Condo Fee	\$226.00	226.00
Green Cay Village Master Fee	\$116.00	116.00
	\$342.00	342.00
Monthly Maintenance Fee without Reserves - Type B		
Green Cay Village Condo Fee without Reserves	\$152.00	152.00
Green Cay Village Master Fee without Reserves	\$91.00	91.00
	\$243.00	243.00
Monthly Maintenance Fee without Reserves - Type B2		
Green Cay Village Condo Fee without Reserves	\$150.00	150.00
Green Cay Village Master Fee without Reserves	\$90.00	90.00
	\$240.00	240.00
Monthly Maintenance Fee without Reserves - Type C		
Green Cay Village Condo Fee without Reserves	\$185.00	185.00
Green Cay Village Master Fee without Reserves	\$110.00	110.00
	\$295.00	295.00