

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

Description	2009 Approved Budget	2010 Approved Budget
Revenues		
Maintenance Fees	193,417	193,417.00
Unpaid Maintenance / Delinquent Accounts		(10,000.00)
Total Revenues	193,417	183,417.00
Administrative Expenses		
Insurance	91,741	62,802.00
Office Expense	1,000	500.00
General Administration	500	1,000.00
Miscellaneous	0	0.00
Accounting Fees	1,800	1,800.00
Legal Fees	1,200	4,500.00
License, Fees, Permits	61	61.00
Unpaid Maintenance / Delinquent Acco	1,500	10,000.00
Management Service Contract	6,000	6,000.00
Total Administrative Expenses	103,802	86,663.00
Operating Expenses		
Lawn Maintenance	36,000	31,500.00
Landscape Extras	1,200	1,200.00
Landscape - Mulch	2,800	3,000.00
Landscape - Tree Trimming	0	6,500.00
Landscape - Fire Ant Treatment	0	800.00
Irrigation - Maintenance Contract	0	
Irrigation - Repairs	250	250.00
Pressure Washing - Roofs, Driveways, Sidewalks		12,700.00
Electricity	7,689	6,500.00
Street Light Replacement	0	1,500.00
Cable TV	41,676	42,804.00
Total Operating Expense	89,615	106,754.00
Total Expenses	193,417	193,417.00
Net Income (Loss)	\$0	0.00

Town Home portion of Master calculated at 32%

Monthly Maintenance Fee with Master (with Reserves)

Green Cay Village Town Home Fee	\$161.18	161.18
Green Cay Village Master Fee	\$102.35	102.00
	\$263.53	263.18

Monthly Maintenance Fee with Master (without Reserves)

Green Cay Village Town Home Fee	\$161.18	161.18
Green Cay Village Master Fee	\$97.64	98.00
	\$258.82	259.18

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<p>THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.</p>		