

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

<b>Description</b>	<b>2009 Approved Budget</b>	<b>2010 Approved Budget</b>
<b>Revenues</b>		
Maintenance Fees	383,814.00	316,972.02
Annual Apartment portion of Master calculated at 17%		64,921.98
<b>Total Revenues</b>	<b>383,814.00</b>	<b>381,894.00</b>
<b>General &amp; Administrative Expenses</b>		
Insurance	12,701.00	8,510.00
Office Expenses	4,000.00	4,000.00
Office Equipment - Lease	3,600.00	3,600.00
Accounting Fees	3,600.00	3,600.00
Legal Fees	1,200.00	3,000.00
License,Fees,Permits	561.00	561.00
Office Personnel	102,155.00	82,060.00
Management Service Contract	35,280.00	35,280.00
<b>Total General &amp; Administrative Expenses</b>	<b>163,097.00</b>	<b>140,611.00</b>
<b>Utilities</b>		
Electricity	30,000.00	29,000.00
Water & Sewer	9,219.00	14,300.00
Cable TV	960.00	1,138.00
Telephone	4,700.00	6,876.00
Propane	15,000.00	15,000.00
<b>Total Utilities</b>	<b>59,879.00</b>	<b>66,314.00</b>
<b>Grounds Maintenance</b>		
Lawn Maintenance	48,240.00	44,100.00
Landscape Extras	3,000.00	3,000.00
Landscape - Mulch	6,000.00	6,000.00
Tree Trimming	3,600.00	9,500.00
Irrigation - Pump Contract	1,834.00	1,834.00
Irrigation - Repairs & Maintenance	1,200.00	1,200.00
Fire Ant Treatment	0.00	950.00
Lake Maintenance Contract	2,880.00	2,880.00
General Repairs & Maintenance	3,000.00	3,500.00
Golf Cart	1,800.00	1,662.00
Fountain - Repairs & Maintenance	500.00	500.00
Street Light Replacement	0.00	875.00
<b>Total Grounds Maintenance</b>	<b>72,054.00</b>	<b>76,001.00</b>

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

<b>Description</b>	<b>2009 Approved Budget</b>	<b>2010 Approved Budget</b>
<b>Access Control/Gatehouse</b>		
Emergency Monitor	358.00	750.00
Security Personnel	0.00	0.00
Access Control Repairs	0.00	1,000.00
<b>Total Access Control/Gatehouse</b>	<b>358.00</b>	<b>1,750.00</b>
<b>Recreation (Sports, Aquatic &amp; Tennis)</b>		
Pool Maintenance	7,145.00	7,145.00
Repairs & Maintenance - Pool	900.00	3,000.00
Fitness Center Repairs	1,200.00	600.00
Fitness Contracts	1,200.00	1,200.00
Tot Lot/Party Pavillion Maintenance	600.00	600.00
<b>Total Recreation (Sports, Aquatic &amp; Tenn</b>	<b>11,045.00</b>	<b>12,545.00</b>
<b>Clubhouse</b>		
Maintenance Personnel	44,664.00	42,028.00
Janitorial Personnel	7,105.00	11,792.00
Pool Monitor	0.00	4,802.00
Maintenance - Building Repairs	3,000.00	3,000.00
Clubhouse A/C Maintenance	760.00	1,000.00
Janitorial Supplies	1,800.00	2,000.00
Clubhouse Maintenance Supplies	2,400.00	2,400.00
<b>Total Clubhouse</b>	<b>59,729.00</b>	<b>67,022.00</b>
<b>Total Expenses without Reserves</b>		<b>364,243.00</b>
<b>Reserves</b>		
General Reserves	17,652.00	17,651.00
<b>Total Reserves</b>	<b>17,652.00</b>	<b>17,651.00</b>
<b>Total Expenses</b>	<b>383,814.00</b>	<b>381,894.00</b>
<b>Net Income (Loss)</b>	<b>0.00</b>	<b>0.00</b>
<b>Unadjusted Monthly Maintenance Fee with Reserves</b>		
Green Cay Village Condominium Association, Inc.	16,312.08	<b>194,765.94</b>
Green Cay Village Townhomes Association, Inc.	10,235.03	<b>122,206.08</b>
Green Cay Village Apartments	5,437.36	<b>64,921.98</b>
Green Cay Village Apartments Maximum Allocation	58,349.50	
Green Cay Village Apartments Maximum Allocation	4,862.46	
Excess to be Reallocated	574.90	

**GREEN CAY OWNERS ASSOCIATION, INC.**

Approved Budget for the Period  
January 1, 2010 - December 31, 2010

<b>Description</b>	<b>2009 Approved Budget</b>	<b>2010 Approved Budget</b>
<b>Monthly Maintenance Fee with Reserves</b>		
Green Cay Village Condominium Association, Inc.	16,668.52	<b>16,230.50</b>
Green Cay Village Townhomes Association, Inc.	10,453.50	<b>10,183.84</b>
Green Cay Village Apartments	5,437.36	<b>5,410.17</b>
<b>WITH RESERVES</b>		
<b>Monthly Maintenance Fee - Type B Condo with Reserves</b>		
Green Cay Village Master Fee	<b>95.00</b>	<b>95.00</b>
<b>Monthly Maintenance Fee - Type B2 Condo with Reserves</b>		
Green Cay Village Master Fee	<b>94.00</b>	<b>94.00</b>
<b>Monthly Maintenance Fee - Type C Condo with Reserves</b>		
Green Cay Village Master Fee	<b>116.00</b>	<b>116.00</b>
<b>Monthly Maintenance Fee with Reserves</b>		
Green Cay Village Town Home	<b>102.35</b>	<b>102.00</b>
<b>WITHOUT RESERVES</b>		
<b>Monthly Maintenance Fee - Type B Condo without Reserves</b>		
Green Cay Village Master Fee	<b>91.00</b>	<b>91.00</b>
<b>Monthly Maintenance Fee - Type B2 Condo without Reserves</b>		
Green Cay Village Master Fee	<b>90.00</b>	<b>90.00</b>
<b>Monthly Maintenance Fee - Type C Condo without Reserves</b>		
Green Cay Village Master Fee	<b>110.00</b>	<b>110.00</b>
<b>Monthly Maintenance Fee without Reserves</b>		
Green Cay Village Town Home	<b>98.00</b>	<b>98.00</b>