

## Schedule (F).

ESTIMATED OPERATING BUDGET PHASE I (50) UNITS  
ANNUAL BUDGET FOR 1986.I. EXPENSES OF THE CONDOMINIUM AND ASSOCIATION  
COLLECTIBLE FROM UNIT OWNERS BY ASSESSMENT

	Monthly.	Annual.
	Phase I	Phase I
A. ADMINISTRATIVE EXPENSES:		
1. OFFICE SUPPLIES, & MISC.	\$ 73.00	\$ 876.00
2. ACCOUNTING/CPA, AND LEGAL FEES	73.00	876.00
3. FILING FEE, DIVISION OF FLORIDA LAND SALES AND CONDOMINIUMS	2.08	25.00
4. OFFICE SALARIES & TAXES	250.00	3000.00
B. MAINTENANCE:		
1. MANAGER'S SALARY & PAY ROLL TAXES	1200.00	14400.00
2. RECREATIONAL FACILITIES	125.00	1500.00
3. BUILDING MAINTENANCE	167.00	2004.00
4. LAWN MAINTENANCE	312.00	3744.00
5. PEST CONTROL	65.00	780.00
6. WATER & SEWER	63.00	756.00
7. COMMON AREA ELECTRICITY	312.00	3744.00
8. SUPPLIES & MATERIALS	125.00	1500.00
9. MAINTENANCE SALARY & TAXES	0.00	0.00
10. LICENSE & PERMITS	2.25	27.00
C. TAXES ON ASSOCIATIONS PROPERTY:	0.00	0.00
D. MANAGEMENT FEE (*) = Included in Cost.	0.00	0.00
E. INSURANCE	500.00	6000.00
F. RENT FOR RECREATIONAL & OTHER COMMON USED FACILITIES.	N/A	N/A
G. TAXES UPON LEASED AREAS.	N/A	N/A
H. SECURITY.	N/A	N/A
I. OTHER EXPENSES.	N/A	N/A
J. OPERATING CAPITAL.	N/A	N/A
K. EXPENSES FOR A UNIT OWNER.		
1. RENT FOR UNIT, IF SUBJECT TO A LEASE	N/A	N/A
2. RENT PAYABLE BY THE UNIT OWNER FOR COMMON AREA NOT INCLUDED IN COMMON EXPENSE.	N/A	N/A
L. RESERVES:		
1. ROOF REPLACEMENT	164.00	1968.00
2. BUILDING PAINTING	250.00	3000.00
3. PAVEMENT RESURFACING	55.00	660.00
4. COMMON AREA AIR CONDITIONING	45.00	540.00
5. POOL & EQUIPMENT	45.00	540.00
6. CARPORTS	125.00	1500.00
7. SEWERS	65.00	780.00
TOTALS	\$ 4018.33	\$ 48220.00

Total expenses of the Condominium and Association divided by  
the number of Units in Phases I (50):

	Monthly.	Annual.
Unit Owner's Expenses	\$ 80.37	\$ 964.00

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III. THE RESERVES.

ROOFS:

ROOF	\$156,500.00	
-----	-----	=
0 years old	20 years	\$7,825.00 per year for 20yrs.
		Phase I. \$1968.00 (50) units

BUILDING PAINTING:

PAINTING	\$ 60,000.00	
-----	-----	=
0 years old	5 years	\$12,000.00 per year for 5yrs.
		Phase I. \$3000.00 (50) units

PAVING:

PAVING	\$ 25,000.00	
-----	-----	=
0 years old	10 years	\$2,500.00 per year for 10yrs
		Phase I. \$ 660.00 (50) units

COMMON AREA AIR CONDITIONING:

AIR	10,000.00	
-----	-----	=
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase I. \$ 540.00 (50) units

POOL & EQUIPMENT

POOL	10,000.00	
-----	-----	=
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase I. \$ 540.00 (50) units

CARPORTS

CARPORTS	60,000.00	
-----	-----	=
0 years old	10 years	\$6,000.00 per year for 10yrs
		Phase I. \$1500.00 (50) units

SEWERS

SEWERS	30,000.00	
-----	-----	=
0 years old	10 years	\$3,000.00 per year for 10yrs
		Phase I. \$ 780.00 (50) units

Schedule (F).

ESTIMATED OPERATING BUDGET PHASE I II (88) UNITS

I. EXPENSES OF THE CONDOMINIUM AND ASSOCIATION COLLECTIBLE FROM UNIT OWNERS BY ASSESSMENT

	Monthly.	Annual.
	Phase II	Phase II
A. ADMINISTRATIVE EXPENSES:		
1. OFFICE SUPPLIES, & MISC.	\$ 146.00	\$ 1752.00
2. ACCOUNTING/CPA, AND LEGAL FEES	146.00	1752.00
3. FILING FEE, DIVISION OF FLORIDA LAND SALES AND CONDOMINIUMS	3.76	44.04
4. OFFICE SALARIES & TAXES	500.00	6000.00
B. MAINTENANCE:		
1. MANAGER'S SALARY & PAY ROLL TAXES	1200.00	14400.00
2. RECREATIONAL FACILITIES	250.00	3000.00
3. BUILDING MAINTENANCE	324.00	3888.00
4. LAWN MAINTENANCE	624.00	7488.00
5. PEST CONTROL	130.00	1560.00
6. WATER & SEWER	126.00	1512.00
7. COMMON AREA ELECTRICITY	624.00	7488.00
8. SUPPLIES & MATERIALS	250.00	3000.00
9. MAINTENANCE SALARY & TAXES	0.00	0.00
10. LICENSE & PERMITS	4.50	54.00
C. TAXES ON ASSOCIATIONS PROPERTY:	0.00	0.00
D. MANAGEMENT FEE (*) = Included in Cost.	0.00	0.00
E. INSURANCE	1000.00	12000.00
F. RENT FOR RECREATIONAL & OTHER COMMON USED FACILITIES.	N/A	N/A
G. TAXES UPON LEASED AREAS.	N/A	N/A
H. SECURITY.	N/A	N/A
I. OTHER EXPENSES.	N/A	N/A
J. OPERATING CAPITAL.	N/A	N/A
K. EXPENSES FOR A UNIT OWNER.		
1. RENT FOR UNIT, IF SUBJECT TO A LEASE	N/A	N/A
2. RENT PAYABLE BY THE UNIT OWNER FOR COMMON AREA NOT INCLUDED IN COMMON EXPENSE.	N/A	N/A
L. RESERVES:		
1. ROOF REPLACEMENT	328.00	3936.00
2. BUILDING PAINTING	500.00	6000.00
3. PAVEMENT RESURFACING	110.00	1320.00
4. COMMON AREA AIR CONDITIONING	90.00	1080.00
5. POOL & EQUIPMENT	90.00	1080.00
6. CARPORTS	250.00	3000.00
7. SEWERS	130.00	1560.00
TOTALS	\$ 6826.26	\$ 81914.04

Total expenses of the Condominium and Association divided by the number of Units in Phases I & II (88):

	Monthly.	Annual.
Unit Owner's Expenses	\$ 77.57	\$ 930.84

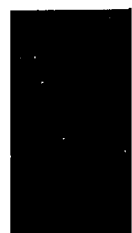
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III. THE RESERVES.

ROOFS:

ROOF	\$156,500.00	
-----	-----	-----
0 years old	20 years	\$7,825.00 per year for 20yrs.
		Phase II. \$3936.00 (88) units

BUILDING PAINTING:

PAINTING	\$ 60,000.00	
-----	-----	-----
0 years old	5 years	\$12,000.00 per year for 5yrs.
		Phase II. \$6000.00 (88) units

PAVING:

PAVING	\$ 25,000.00	
-----	-----	-----
0 years old	10 years	\$2,500.00 per year for 10yrs
		Phase II. \$1320.00 (88) units

COMMON AREA AIR CONDITIONING:

AIR	10,000.00	
-----	-----	-----
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase II. \$1080.00 (88) units

POOL & EQUIPMENT

POOL	10,000.00	
-----	-----	-----
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase II. \$1080.00 (88) units

CARPORTS

CARPORTS	60,000.00	
-----	-----	-----
0 years old	10 years	\$6,000.00 per year for 10yrs
		Phase II. \$3000.00 (88) units

SEWERS

SEWERS	30,000.00	
-----	-----	-----
0 years old	10 years	\$3,000.00 per year for 10yrs
		Phase II. \$1560.00 (88) units



Schedule (F).

ESTIMATED OPERATING BUDGET PHASE I II & III  
(140) UNITS

I. EXPENSES OF THE CONDOMINIUM AND ASSOCIATION  
COLLECTIBLE FROM UNIT OWNERS BY ASSESSMENT

	Monthly.	Annual.
A. ADMINISTRATIVE EXPENSES:	Phase III	Phase III
1. OFFICE SUPPLIES, & MISC.	\$ 219.00	\$ 2628.00
2. ACCOUNTING/CPA, AND LEGAL FEES	219.00	2628.00
3. FILING FEE, DIVISION OF FLORIDA LAND SALES AND CONDOMINIUMS	5.83	69.96
4. OFFICE SALARIES & TAXES	750.00	9000.00
B. MAINTENANCE:		
1. MANAGER'S SALARY & PAY ROLL TAXES	1200.00	14400.00
2. RECREATIONAL FACILITIES	375.00	4500.00
3. BUILDING MAINTENANCE	501.00	6012.00
4. LAWN MAINTENANCE	936.00	11232.00
5. PEST CONTROL	195.00	2340.00
6. WATER & SEWER	189.00	2268.00
7. COMMON AREA ELECTRICITY	936.00	11232.00
8. SUPPLIES & MATERIALS	375.00	4500.00
9. MAINTENANCE SALARY & TAXES	960.00	11520.00
10. LICENSE & PERMITS	6.75	81.00
C. TAXES ON ASSOCIATIONS PROPERTY:	0.00	0.00
D. MANAGEMENT FEE (*) = Included in Cost.	0.00	0.00
E. INSURANCE	1500.00	18000.00
F. RENT FOR RECREATIONAL & OTHER COMMON USED FACILITIES.	N/A	N/A
G. TAXES UPON LEASED AREAS.	N/A	N/A
H. SECURITY.	N/A	N/A
I. OTHER EXPENSES.	N/A	N/A
J. OPERATING CAPITAL.	N/A	N/A
K. EXPENSES FOR A UNIT OWNER.		
1. RENT FOR UNIT, IF SUBJECT TO A LEASE	N/A	N/A
2. RENT PAYABLE BY THE UNIT OWNER FOR COMMON AREA NOT INCLUDED IN COMMON EXPENSE.	N/A	N/A
L. RESERVES:		
1. ROOF REPLACEMENT	492.00	5904.00
2. BUILDING PAINTING	750.00	9000.00
3. PAVEMENT RESURFACING	165.00	1980.00
4. COMMON AREA AIR CONDITIONING	135.00	1620.00
5. POOL & EQUIPMENT	135.00	1620.00
6. CARPORTS	375.00	4500.00
7. SEWERS	195.00	2340.00
TOTALS	\$ 10614.58	\$127374.96

Total expenses of the Condominium and Association divided by  
the number of Units in Phases I II III (140):

	Monthly.	Annual.
Unit Owner's Expenses	\$ 75.82	\$ 909.84

III. THE RESERVES.

ROOFS:

ROOF	\$156,500.00	
-----	-----	
0 years old	20 years	\$7,825.00 per year for 20yrs.
		Phase III.\$5904.00 (140)units

BUILDING PAINTING:

PAINTING	\$ 60,000.00	
-----	-----	
0 years old	5 years	\$12,000.00 per year for 5yrs.
		Phase III\$9000.00 (140)units

PAVING:

PAVING	\$ 25,000.00	
-----	-----	
0 years old	10 years	\$2,500.00 per year for 10yrs
		Phase III\$1980.00 (140)units

COMMON AREA AIR CONDITIONING:

AIR	10,000.00	
-----	-----	
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase III\$1620.00 (140)units

POOL & EQUIPMENT

POOL	10,000.00	
-----	-----	
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase III\$1620.00 (140)units

CARPORTS

CARPORTS	60,000.00	
-----	-----	
0 years old	10 years	\$6,000.00 per year for 10yrs
		Phase III\$4500.00 (140)units

SEWERS

SEWERS	30,000.00	
-----	-----	
0 years old	10 years	\$3,000.00 per year for 10yrs
		Phase III\$2340.00 (140)units

Schedule (F).

ESTIMATED OPERATING BUDGET PHASE I II III & IV  
(192) UNITS

I. EXPENSES OF THE CONDOMINIUM AND ASSOCIATION  
COLLECTIBLE FROM UNIT OWNERS BY ASSESSMENT

	Monthly.	Annual.
	Phase IV	Phase IV
A. ADMINISTRATIVE EXPENSES:		
1. OFFICE SUPPLIES, & MISC.	\$ 292.00	\$ 3504.00
2. ACCOUNTING/CPA, AND LEGAL FEES	292.00	3504.00
3. FILING FEE, DIVISION OF FLORIDA LAND SALES AND CONDOMINIUMS	8.00	96.00
4. OFFICE SALARIES & TAXES	1000.00	12000.00
B. MAINTENANCE:		
1. MANAGER'S SALARY & PAY ROLL TAXES	1416.67	17000.04
2. RECREATIONAL FACILITIES	500.00	6000.00
3. BUILDING MAINTENANCE	666.67	8000.04
4. LAWN MAINTENANCE	1250.00	15000.00
5. PEST CONTROL	258.33	3099.96
6. WATER & SEWER	250.00	3000.00
7. COMMON AREA ELECTRICITY	1250.00	15000.00
8. SUPPLIES & MATERIALS	500.00	6000.00
9. MAINTENANCE SALARY & TAXES	960.00	11520.00
10. LICENSE & PERMITS	8.33	99.96
C. TAXES ON ASSOCIATIONS PROPERTY:	0.00	0.00
D. MANAGEMENT FEE (*) = Included in Cost.	0.00	0.00
E. INSURANCE	2000.00	24000.00
F. RENT FOR RECREATIONAL & OTHER COMMON USED FACILITIES.	N/A	N/A
G. TAXES UPON LEASED AREAS.	N/A	N/A
H. SECURITY.	N/A	N/A
I. OTHER EXPENSES.	N/A	N/A
J. OPERATING CAPITAL.	N/A	N/A
K. EXPENSES FOR A UNIT OWNER.		
1. RENT FOR UNIT, IF SUBJECT TO A LEASE	N/A	N/A
2. RENT PAYABLE BY THE UNIT OWNER FOR COMMON AREA NOT INCLUDED IN COMMON EXPENSE.	N/A	N/A
L. RESERVES:		
1. ROOF REPLACEMENT	652.08	7824.96
2. BUILDING PAINTING	1000.00	12000.00
3. PAVEMENT RESURFACING	208.33	2499.96
4. COMMON AREA AIR CONDITIONING	166.67	2000.04
5. POOL & EQUIPMENT	166.67	2000.04
6. CARPORTS	500.00	6000.00
7. SEWERS	250.00	3000.00
TOTALS	\$ 13595.75	\$163149.00
Total expenses of the Condominium and Association divided by the number of Units in Phases I II III & IV (192):		
	Monthly.	Annual.
Unit Owner's Expenses	\$ 70.81	\$ 849.73

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III. THE RESERVES.

ROOFS:

ROOF	\$156,500.00	
-----	-----	
0 years old	20 years	\$7,825.00 per year for 20yrs.
		Phase IV. \$7825.00 (192)units

BUILDING PAINTING:

PAINTING	\$ 60,000.00	
-----	-----	
0 years old	5 years	\$12,000.00 per year for 5yrs.
		Phase IV. \$12000.00(192)units

PAVING:

PAVING	\$ 25,000.00	
-----	-----	
0 years old	10 years	\$2,500.00 per year for 10yrs
		Phase IV \$2499.00 (192)units

COMMON AREA AIR CONDITIONING:

AIR	10,000.00	
-----	-----	
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase IV. \$2000.04 (192)units

POOL & EQUIPMENT

POOL	10,000.00	
-----	-----	
0 years old	5 years	\$2,000.00 per year for 10yrs
		Phase IV. \$2000.04 (192)units

CARPORTS

CARPORTS	60,000.00	
-----	-----	
0 years old	10 years	\$6,000.00 per year for 10yrs
		Phase IV. \$6000.00 (192)units

SEWERS

SEWERS	30,000.00	
-----	-----	
0 years old	10 years	\$3,000.00 per year for 10yrs
		Phase IV. \$3000.00 (192)units



III. THE RESERVES.

ROOFS:

ROOF	\$156,500.00	
-----	-----	\$7,825.00 per year for 20yrs.
0 years old	20 years	
		Phase I. \$1968.00 (50) units
		Phase II. \$3936.00 (88) units
		Phase III. \$5904.00 (140) units
		Phase IV. \$7825.00 (192) units

BUILDING PAINTING:

PAINTING	\$ 60,000.00	
-----	-----	\$12,000.00 per year for 5yrs.
0 years old	5 years	
		Phase I. \$3000.00 (50) units
		Phase II. \$6000.00 (88) units
		Phase III. \$9000.00 (140) units
		Phase IV. \$12000.00 (192) units

PAVING:

PAVING	\$ 25,000.00	
-----	-----	\$2,500.00 per year for 10yrs
0 years old	10 years	
		Phase I. \$ 660.00 (50) units
		Phase II. \$1320.00 (88) units
		Phase III. \$1980.00 (140) units
		Phase IV. \$2499.00 (192) units

COMMON AREA AIR CONDITIONING:

AIR	10,000.00	
-----	-----	\$2,000.00 per year for 10yrs
0 years old	5 years	
		Phase I. \$ 540.00 (50) units
		Phase II. \$1080.00 (88) units
		Phase III. \$1620.00 (140) units
		Phase IV. \$2000.04 (192) units

POOL & EQUIPMENT

POOL	10,000.00	
-----	-----	\$2,000.00 per year for 10yrs
0 years old	5 years	
		Phase I. \$ 540.00 (50) units
		Phase II. \$1080.00 (88) units
		Phase III. \$1620.00 (140) units
		Phase IV. \$2000.04 (192) units

CARPORTS

CARPORTS	60,000.00	
-----	-----	\$6,000.00 per year for 10yrs
0 years old	10 years	
		Phase I. \$1500.00 (50) units
		Phase II. \$3000.00 (88) units
		Phase III. \$4500.00 (140) units
		Phase IV. \$6000.00 (192) units

SEWERS

SEWERS	30,000.00	
-----	-----	\$3,000.00 per year for 10yrs
0 years old	10 years	
		Phase I. \$ 780.00 (50) units
		Phase II. \$1560.00 (88) units
		Phase III. \$2340.00 (140) units
		Phase IV. \$3000.00 (192) units

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