

**FLORIDA CLUB CONDOMINIUM ASSOCIATION, INC**  
**2008 PROPOSED BUDGET**

**COMMON EXPENSES**

	2007 ESTIMATED AS OF 12/31/07	2007 BUDGET	2008 PROPOSED BUDGET ANNUAL	2008 PROPOSED BUDGET MONTH
<b><u>MANAGEMENT</u></b>				
SALARY & WAGES	107,000	105,000	109,300	9108
CAR ALLOWANCE	2,400	2,400	2,400	200
TEMPORARY HELP	4,015	5,000	2,500	208
MEDICAL INSURANCE	19,500	19,500	16,000	1,330
WORKERS COMP	4,730	8,000	6,000	500
<b><u>MAINTENANCE</u></b>				
GENERAL SUPPLIES	5,300	8,000	5,000	420
POOL/SPA	8,225	12,660	7,000	580
GROUNDS	50,500	48,600	55,200	4,600
MAINTENANCE & REPAIRS	55,000	30,500	32,000	2,670
PEST CONTROL	10,800	11,300	11,300	940
GYM	1,750	2,000	1,800	150
EQUIPMENT RENTAL	11,000	10,950	12,000	1,000
LAKE MAINTENANCE	1,250	1,250	1,300	110
SECURITY SERVICE	6,000	10,000	9,600	800
MISCELLANEOUS	0	1,000	0	0
<b><u>UTILITIES</u></b>				
ELECTRICITY	35,000	42,600	42,500	3,540
GARBAGE	18,000	24,000	18,000	1,500
CABLE		0	1,500	130
INTERNET SERVICE	1,900	1,800	1,050	90
<b><u>ADMINISTRATION</u></b>				
ADVERTISING	0	800	300	30
BANK CHARGES	0	500	0	0
INSURANCE – LIABILITY	155,000	160,000	150,250	12,520
INSURANCE – FLOOD		24,490	23,500	1,960
PROFESSIONAL FEES/ACCT	10,800	9,600	9,600	800
PROFESSIONAL FEES/OTHER	6,400	11,800	6,500	540
OFFICE EXPENSE	6,000	5,400	4,000	330
OFFICE AREA CLEAN	0	750	0	0
POSTAGE	3,000	2,000	3,000	250
TELEPHONE	7,000	7,000	5,000	420
MEALS & ENTERTAINMENT	410	850	500	40
DUES & SUBSCRIPTIONS	0	275	0	0

EDUCATION	420	250	0	0
MUSIC/SATELLITE SERVICE	2,300	600	600	50
LICENSES – FEES	4,000	2,000	1,800	150
MASTER ASSOCIATION/RSA	19,500	19,500	19,500	1,630
SECURITY SERVICE/NETFAM	33,125	30,170	30,900	2,580
<b>TAXES</b>				
PAYROLL	8,500	12,000	9,000	750
<b>TOTAL COMMON EXPENSES</b>	<b>623,365</b>	<b>608,055</b>	<b>598,900</b>	<b>49,908</b>

ANNUAL CASH RECEIPTS FOR COMMON EXPENSES		COST PER UNIT OWNER	
MAINTENANCE FEES PER YEAR	613,812	1/B 1/B =	\$150.95
KEYS & LOCKS	1,000	2/B 1/B =	\$182.15
LATE FEES	7,600	2/B 2/B =	\$205.19
INTEREST	6,750	3/B 2/B =	\$233.13
TOTAL CASH RECEIPTS	684,602	<b>*UNIT OWNERS W/GARAGE ADDITIONAL \$10/MONTH (PER GARAGE)</b>	

LIMITED COMMON EXPENSES – GARAGES (60)	ANNUAL	MONTH
GARAGE REPAIR & MAINTENANCE	800	67
INSURANCE – LIABILITY	1,970	65
INSURANCE – FLOOD	4,704	392
<b>TOTAL LIMITED COMMON EXPENSES</b>	<b>7,474</b>	<b>23</b>
<b>COST PER UNIT OWNER W/GARAGE PER GARAGE</b>	<b>125</b>	<b>10</b>
<b>ANNUAL CASH RECEIPTS FOR LIMITED COMMON EXPENSES</b>		
GARAGE FEES PER YEAR	7,474	
TOTAL CASH RECEIPTS	7,500	

RESERVES			
RESERVE ITEM	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION
ROOF	25	32,222	2,685
POOL/SPA	25	1,700	142
PAVING PARKING	25	2,500	208
EXTERIOR PAINTING	5-8	18,571	1,547
<b>TOTAL RESERVE CONTRIBUTION</b>		<b>54,993</b>	<b>4,584</b>

\*Reserves will be funded as late fees and other cash receipts are collected throughout 2008. If the cash receipts collected are insufficient to fund reserves Unit Owners will be equally assessed for any reserve balance.