

**CONDO SWEET CONDO HOMEOWNERS ASSOCIATION**

**BUDGET PROFORMA 2000**

UNITS: 72  
 DUES: \$200.00

| ACCT#   | DEFINITION                      | 1999           |                |               | 2000          |                |              |
|---------|---------------------------------|----------------|----------------|---------------|---------------|----------------|--------------|
|         |                                 | 1999           | 1999           | 1999          | MONTHLY       | ANNUAL         | PER UNIT     |
|         |                                 | INC/EXP        | INC/EXP        | INC/EXP       | BUDGET        | BUDGET         | MONTHLY      |
|         | INCOME                          | 10 MO.ACTUAL   | ANNUALIZED     | MONTHLY       | 2000          | 2000           | 2000         |
| 3100-10 | ASSOC. DUES - REG.              | 172,986        | 207,583        | 17,299        | 14,400        | 172,800        | 200.00       |
| 3100-15 | INTEREST INCOME                 | 325            | 390            | 33            | 35            | 420            |              |
| 3100-30 | LATE FEES                       | 353            | 424            | 35            | 0             | 0              |              |
| 3100-35 | CORRECTIVE ASSESSMENTS          | 0              | 0              | 0             | 0             | 0              |              |
| 3100-99 | MISC. INCOME                    | 1,039          | 1,247          | 104           | 0             | 0              |              |
|         | <b>TOTAL INCOME</b>             | <b>174,703</b> | <b>209,644</b> | <b>17,470</b> | <b>14,435</b> | <b>173,220</b> | <b>200</b>   |
|         | <b>OPERATING EXPENSES</b>       |                |                |               |               |                |              |
| 4100-10 | AUDIT/TAX PREP.                 | 990            | 1,188          | 99            | 100           | 1,200          | 1.39         |
| 4100-21 | INSURANCE - GENERAL LIABILITY   | 8,321          | 9,985          | 832           | 835           | 10,020         | 11.60        |
| 4100-31 | LEGAL SERVICES                  | 459            | 551            | 46            | 50            | 600            | 0.69         |
| 4100-40 | PROP. MGT. - CONTRACT           | 7,134          | 8,561          | 713           | 725           | 8,700          | 10.07        |
| 4100-45 | PROP MGT-REIMB EXPENSES         | 1,944          | 2,333          | 194           | 53            | 636            | 0.74         |
| 4100-48 | PRINTING                        | 401            | 481            | 40            | 0             | 0              | 0.00         |
| 4100-70 | TAXES - FEDERAL                 | 0              | 0              | 0             | 10            | 120            | 0.14         |
| 4100-75 | TAXES - STATE                   | 20             | 24             | 2             | 5             | 60             | 0.07         |
| 4100-80 | LICENSE & PERMITS               | 140            | 168            | 14            | 15            | 180            | 0.21         |
| 4100-83 | PARKING CONTROL                 | 49             | 59             | 5             | 15            | 180            | 0.21         |
| 4100-85 | SECURITY PATROL                 | 1,945          | 2,334          | 195           | 50            | 600            | 0.69         |
| 4100-95 | BANK CHARGES                    | 5              | 6              | 1             | 5             | 60             | 0.07         |
| 4100-99 | MISC EXPENSE                    | 2,207          | 2,648          | 221           | 0             | 0              | 0.00         |
|         | <b>TOTAL OPERATING EXPENSES</b> | <b>23,615</b>  | <b>28,338</b>  | <b>2,362</b>  | <b>1,863</b>  | <b>22,356</b>  | <b>25.87</b> |
|         | <b>UTILITY EXPENSES</b>         |                |                |               |               |                |              |
| 5100-10 | ELECTRICITY                     | 2,872          | 3,446          | 287           | 290           | 3,480          | 4.03         |
| 5100-15 | GAS                             | 0              | 0              | 0             | 0             | 0              | 0.00         |
| 5100-20 | WATER & SEWER                   | 43,607         | 52,328         | 4,361         | 4,400         | 52,800         | 61.11        |
| 5100-50 | TELEPHONE GATE                  | 120            | 144            | 12            | 15            | 180            | 0.21         |

|  |        |        |       |       |        |       |
|--|--------|--------|-------|-------|--------|-------|
| <b>TOTAL UTILITY EXPENSE</b>               | 46,599 | 55,919 | 4,660 | 4,705 | 56,460 | 65.35 |
| <b>REPAIRS &amp; MAINTENANCE EXP.</b>      |        |        |       |       |        |       |
| 6100-15 CLEANING SERVICES                  | 200    | 240    | 20    | 25    | 300    | 0.35  |
| 6100-25 LIGHTING & LIGHTS SUPPLIES         | 0      | 0      | 0     | 75    | 900    | 1.04  |
| 6100-50 BUILDING REPAIRS & MAINT           | 32     | 38     | 3     | 25    | 300    | 0.35  |
| 6100-55 FENCES & WALLS REPAIR              | 370    | 444    | 37    | 50    | 600    | 0.69  |
| 6100-65 ROOF REPAIRS                       | 150    | 180    | 15    | 50    | 600    | 0.69  |
| 6100-70 FIRE EXTINGUISHER                  | 0      | 0      | 0     | 25    | 300    | 0.35  |
| 6100-99 MISC REPAIRS & MAINT.              | 300    | 360    | 30    | 50    | 600    | 0.69  |
| <b>TOTAL REPAIRS &amp; MAINT.</b>          | 1,052  | 1,262  | 105   | 300   | 3,600  | 4.17  |
| <b>POOL &amp; SPA MAINTENANCE</b>          |        |        |       |       |        |       |
| 7100-10 POOL MAINT. - CONTRACT             | 1,575  | 1,890  | 158   | 160   | 1,920  | 2.22  |
| 7100-15 POOL CHEMICALS                     | 50     | 60     | 5     | 10    | 120    | 0.14  |
| 7100-99 POOL REPAIRS                       | 0      | 0      | 0     | 50    | 600    | 0.69  |
| <b>TOTAL POOL &amp; SPA EXPENSES</b>       | 1,625  | 1,950  | 163   | 220   | 2,640  | 3.06  |
| <b>LANDSCAPE &amp; GROUNDS MAINTENANCE</b> |        |        |       |       |        |       |
| 8100-10 LANDSCAPE MAINT. - CONTRACT        | 10,343 | 12,412 | 1,034 | 1,100 | 13,200 | 15.28 |
| 8100-20 LANDSCAPE MISC. SUPPLIES           | 1,310  | 1,572  | 131   | 50    | 600    | 0.69  |
| 8100-30 LANDSCAPE IRRIGATION REPAIRS       | 2,761  | 3,313  | 276   | 50    | 600    | 0.69  |
| 8100-40 TREE TRIMMING                      | 2,900  | 3,480  | 290   | 0     | 0      | 0.00  |
| 8100-50 LANDSCAPE IMPROVEMENT              | 0      | 0      | 0     | 0     | 0      | 0.00  |
| 8100-60 LANDSCAPE-FERTILIZER               | 0      | 0      | 0     | 50    | 600    | 0.69  |
| <b>TOTAL LANDSCAPE EXPENSES</b>            | 17,314 | 20,777 | 1,731 | 1,250 | 15,000 | 17.36 |
| <b>TOTAL EXP. BEFORE CAPITAL EXP.</b>      | 90,205 | 33,095 | 2,758 | 2,138 | 25,656 | 29.69 |
| <b>RESERVE EXPENSE ITEMS</b>               |        |        |       |       |        |       |
| 9100-10 FENCES & WALLS REPLACEMENT         | 0      | 0      | 0     | 0     | 0      | 0.00  |
| 9100-20 LAUNDRY ROOM CONSTRUCTION          | 0      | 0      | 0     | 0     | 0      | 0.00  |
| 9100-30 DRIVE , PED GATES                  | 24,000 | 28,800 | 2,400 | 0     | 0      | 0.00  |

