

| GRAND PINES CONDOMINIUM ASSOCIATION | AT HUNTERS | RIDGE | | |
|-------------------------------------|------------------------|------------------|------------------------|-----------------|
| | 2013 | 2013 | 2014 | |
| <u>INCOME</u> | <u>BUDGET</u> | <u>ESTIMATED</u> | <u>PROPOSED</u> | |
| Maintenance Fees | 286,181 | 286,181 | 271,181 | |
| Late Fees | 0 | 0 | 0 | |
| Interest Income-Checking | 0 | 0 | 0 | |
| Less: Exterior Reserve | -16,560 | -16,560 | -19,320 | |
| Less: Roof Reserve | -52,440 | -52,440 | -8,280 | |
| TOTAL INCOME: | 217,181 | 217,181 | 243,581 | |
| EXPENSES: | | | | |
| Bad Debt Expense | 0 | 21,396 | 22,000 | |
| Corporate Filing Fees | 232 | 485 | 481 | |
| Exterior Exterminating | 3,000 | 3,000 | 3,000 | |
| Fire Safety Protection | 13,000 | 7,000 | 11,000 | |
| HRCA - Common Area | 58,849 | 60,100 | 60,100 | |
| Insurance Expense | 56,000 | 50,000 | 50,000 | |
| Landscaping | 3,500 | 1,000 | 6,000 | |
| Legal/Accounting | 10,000 | 9,000 | 11,000 | |
| Maintenance Fees | 10,000 | 10,000 | 20,000 | |
| Miscellaneous Expenses | 6,000 | 5,500 | 7,000 | |
| Pool Service | 7,000 | 1,700 | 4,000 | |
| Utilities -Electric | 6,000 | 6,000 | 6,500 | |
| Utilities - Sewer | 33,600 | 34,000 | 34,000 | |
| Utilities - Water | 10,000 | 8,000 | 8,500 | |
| TOTAL MAINTENANCE EXPENSE: | 217,181 | 217,181 | 243,581 | |
| Surplus/Loss | 0 | 0 | 0 | |
| | | | | |
| | | | | |
| QUARTERLY FEE: | 2013 | 2013 | 2014 | 2014 |
| | PROPOSED | PROPOSED | BUDGET | BUDGET |
| | 30 units | 16 units | 30 units | 16 units |
| | with sprinklers | | with sprinklers | |
| Common Area Expenses | 106.61 | 106.61 | 108.82 | 108.82 |
| Expenses | 384.23 | 319.23 | 343.03 | 312.47 |
| Reserve Funds - <i>Exterior</i> | 35.00 | 35.00 | 35.00 | 35.00 |
| Roof Replace Reserves | 10.00 | 25.00 | 15.00 | 15.00 |
| Total Monthly | 535.84 | 485.84 | 501.85 | 471.29 |
| QUARTERLY FEE | 1,607.52 | 1,457.52 | 1,505.55 | 1,413.87 |
| Exterior Reserve Balance | \$ 24,631.11 | | | |
| Roof Reserve Balance 12/31/13 | \$ 161,555.00 | | | |