

VININGS VIEW CONDOMINIUM ASSOCIATION,

ANNUAL BUDGET REPORT

FOR THE YEAR ENDING 12/31/2010

PRINT DATE: 11/12/2009

| | | <u>MONTHLY</u> | <u>ANNUAL</u> | <u>MONTHLY PER UNIT</u> |
|------|--------------------------------|------------------|-------------------|-----------------------------|
| 4010 | Association Fees | 42,237.50 | 506,850.00 | 195.54 |
| 4020 | Late Fees | 291.66 | 3,500.00 | 1.35 |
| 4051 | Clubhouse Rental | 125.00 | 1,500.00 | 0.57 |
| | TOTAL REVENUE | 42,654.16 | 511,850.00 | 197.46 |
| 5012 | Security Lights | 1,333.33 | 16,000.00 | 6.17 |
| 5020 | Water & Sewer | 5,416.66 | 65,000.00 | 25.07 |
| 5021 | Telephone | 137.50 | 1,650.00 | 0.63 |
| 5022 | Fire Extinguisher Inspections | 116.66 | 1,400.00 | 0.54 |
| 5025 | Waste Removal | 1,166.66 | 14,000.00 | 5.40 |
| 6010 | Common Area Repair/Maint. | 4,416.66 | 53,000.00 | 20.44 |
| 6011 | Gutter Cleaning | 491.66 | 5,900.00 | 2.27 |
| 6020 | Landscape - Contract | 1,700.00 | 20,400.00 | 7.87 |
| 6021 | Landscape-Pinestraw | 166.66 | 2,000.00 | 0.77 |
| 6022 | Landscape-Replacement | 75.00 | 900.00 | 0.34 |
| 6024 | Landscape-Seasonal Color | 416.66 | 5,000.00 | 1.92 |
| 6025 | Landscape-Irrigation | 150.00 | 1,800.00 | 0.69 |
| 6026 | Tree Pruning & Removal | 1,000.00 | 12,000.00 | 4.62 |
| 6027 | Pool Permits | 20.83 | 250.00 | 0.09 |
| 6035 | Cleaning Services | 758.33 | 9,100.00 | 3.51 |
| 6036 | Cleaning Supplies | 75.00 | 900.00 | 0.34 |
| 6040 | Fitness Center/Equipment | 83.33 | 1,000.00 | 0.38 |
| 6045 | Pool Maintenance Contract | 283.33 | 3,400.00 | 1.31 |
| 6046 | Pool Repairs | 83.33 | 1,000.00 | 0.38 |
| 7010 | Management Fee | 3,658.33 | 43,900.00 | 16.93 |
| 7015 | Legal - Retainer | 83.33 | 1,000.00 | 0.38 |
| 7016 | Legal - Services/Collections | 500.00 | 6,000.00 | 2.31 |
| 7019 | Audit | 625.00 | 7,500.00 | 2.89 |
| 7021 | Tax Preparation/Audit | 20.83 | 250.00 | 0.09 |
| 7025 | Income Taxes | 416.66 | 5,000.00 | 1.92 |
| 7030 | Administrative Fees | 308.33 | 3,700.00 | 1.42 |
| 7031 | Website & Newsletter | 666.66 | 8,000.00 | 3.08 |
| 7032 | Social Fund | 266.66 | 3,200.00 | 1.23 |
| 7035 | Insurance | 6,541.66 | 78,500.00 | 30.28 |
| 7037 | Loss Prevention | 3,333.33 | 40,000.00 | 15.43 |
| 7041 | Pest Control/Termite Bond | 216.66 | 2,600.00 | 1.00 |
| 7042 | Pest Control | 708.33 | 8,500.00 | 3.27 |
| 7998 | Engineering Consulting Service | 116.66 | 1,400.00 | 0.54 |
| 7999 | Reserve Contributions | 7,300.00 | 87,600.00 | 33.79 |
| | TOTAL EXPENSES | 42,654.04 | 511,850.00 | 197.30 |

PER-UNIT AMOUNTS BASED ON 216 TOTAL UNITS

2010 Maintenance Fee Breakdown per unit size

| | |
|------------------------|----------|
| 1 Bedroom/1Bath Units | \$140.55 |
| 2 Bedroom/1Bath Units | \$205.75 |
| 2 Bedroom/2 Bath Units | \$235.80 |
| 2 Bedroom Townhome | \$272.21 |
| 3 Bedroom Townhome | \$308.62 |