

**LIBERTY BLUFF SERVICE AREA  
2009 APPROVED BUDGET**

			<b>2008</b>	<b>2009</b>	
<b>Number of Home Sites:</b>	270	<b>GL Acct</b>	<b>Annual</b>	<b>Annual</b>	
<b>Income</b>					
Service Area Assessment		6320-005	\$ 739,156	\$ 647,430	
Improved Lots Mic Service Area Assessment		6325-005	934,650	483,570	
<b>Total Income</b>			<b>\$ 1,673,806</b>	<b>\$ 1,131,000</b>	
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			\$ -	\$ -	
<b>Grounds Maintenance</b>					
GRNDS - Irrigation Maintenance & Repair		9030-005	\$ 20,800	\$ 20,000	
GRNDS - Grounds Care Lots		9010-005	594,716	504,660	
GRNDS - Plant Replacement		9040-005	30,870	30,000	
<b>Total Grounds Maintenance</b>			<b>\$ 646,386</b>	<b>\$ 554,660</b>	
<b>Reserves</b>					
RES-Paint Reserves		9930-005	\$ 92,770	\$ 92,770	
<b>Total Reserves</b>			<b>\$ 92,770</b>	<b>\$ 92,770</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 739,156</b>	<b>\$ 647,430</b>	
<b>Improved Lot Service Area</b>					
Pest Control		9081-005	\$ 97,200	\$ 97,200	\$360/yr: Home Team Pest Defense
Cable/Connexion Fee		9082-005	573,480	116,640	\$432/Year/Home for Cable. Connexion removed from 2009 Budget
Exterior Cleaning/Misc repairs		9083-005	101,250	101,250	\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-005	162,720	168,480	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 934,650</b>	<b>\$ 483,570</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>			<b>\$ 1,673,806</b>	<b>\$ 1,131,000</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>	

**Number of Home Sites:** 270  
**Number of Pools:** 117

<b>Assessment Per Unit / Home Site</b>	<b>2009</b>	<b>2008</b>
Annual Service Area Assessment:Home	\$ 2,398	\$ 2,738
Annual Service Area Assessment:Lot	2,398	2,738
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenance	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	200	228
Monthly Service Area Assessment:Lot	200	228
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenance	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 328</b>	<b>\$ 502</b>
<b>Total Monthly (w/ pool)</b>	<b>448</b>	<b>622</b>
<b>Total Monthly per Lot</b>	<b>231</b>	<b>264</b>

<b>Reserve Funding Detail</b>						
<b>Future Repair/Replacement Components</b>	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>12/31/08 Balance</b>	<b>Estimated Replacement Cost</b>	<b>Required Funding</b>	<b>2009 Contribution</b>
Exterior painting	8	3	\$ 936,691	\$ 1,215,000	\$ 278,309	\$ 92,770
<b>Grand Total</b>			<b>\$ 936,691</b>	<b>\$ 1,215,000</b>	<b>\$ 278,309</b>	<b>\$ 92,770</b>

**REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION  
2009 BUILD OUT BUDGET**

			<b>2008</b>	<b>2009</b>	
<b>Number of Home Sites:</b>	<b>4,757</b>	<b>GL Acct</b>	<b>Annual</b>	<b>Annual</b>	
<b>Income</b>					
Base Owner Assessment		6310-000	\$ 2,036,300	\$ 1,782,363	
<b>Total Income</b>			<b>\$ 2,036,300</b>	<b>\$ 1,782,363</b>	
<b>Common Operating Expenses</b>					
<b>Administrative</b>					
G&A - Management Fee		7010-000	\$ 424,550	\$ 424,550	Contract-Ginn Property Management
G&A - Professional Fees		7160-000	7,400	-	
G&A - Audit Fees & Tax Prep		7140-000	4,200	4,200	Annual audit and tax returns
G&A - Insurance		7280-000	11,250	5,000	General Liability/D&O/Crime
G&A - Legal		7150-000	10,000	50,000	Increased to defray added collection costs
G&A - Bad Debt Expense		7990-000	2,500	100,000	Anticipated losses due to lender foreclosures
G&A - Banking Fees		7250-000	1,200	-	
G&A - Division Fees		7300-000	75	65	Annual UBR Corp Report
G&A - Lic/Fees/Permits		7340-000	1,000	-	
G&A - Office Supplies, Computer, Copies.		7320-000	5,900	2,000	
G&A - Printing, Stationary, & Coupon Bks, Key storage		7400-000	9,875	15,000	Adjusted to actual cost
G&A - Postage		7260-000	8,000	18,000	
G&A - Telephone		7330-000	1,800	-	
G&A - Property & Income Tax		7420-000	-	20,000	Tax on interest income (reserve accounts)
G&A - Misc. / Contingency/Meetings		7890-000	4,000	5,000	Meeting space/AV
<b>Total Administrative</b>			<b>\$ 491,750</b>	<b>\$ 643,815</b>	
<b>Grounds Maintenance</b>					
GRNDS-Mosquito Control		8390-000	\$ 46,000	\$ 49,200	Contract-Southern Mosquito Control
GRNDS-Irrigation Water		9030-000	104,500	-	Relocated to Utility expense
GRNDS-Erosion Control		9065-000	-	-	Wetland monitoring and management for permitted parcels
<b>Total Grounds Maintenance</b>			<b>\$ 150,500</b>	<b>\$ 49,200</b>	
<b>Utilities</b>					
UTIL- General		8910-000	\$ -	\$ 65,000	Pro-rata share of irrigation costs w CDD/Golf
<b>Total Utilities</b>			<b>\$ -</b>	<b>\$ 65,000</b>	
<b>Security Services</b>					
SEC-Gate House/Kiosk Cleaning		8991-000	\$ 35,600	\$ 37,540	Janitorial svc-mailbox kiosks/entry gates
SEC-Security- Roving Patrol Personnel (Payroll)		8990-000	1,333,450	961,808	Contract-Ginn Security Services
<b>Total Security Services</b>			<b>\$ 1,369,050</b>	<b>\$ 999,348</b>	
<b>Reserves</b>					
RES-Contingency/ Unallocated		9910-000	\$ 25,000	\$ 25,000	
<b>Total Reserves</b>			<b>\$ 25,000</b>	<b>\$ 25,000</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 2,036,300</b>	<b>\$ 1,782,363</b>	
<b>Grand Common Operating, Reserves &amp; Specific Operating Expenses</b>			<b>\$ 2,036,300</b>	<b>\$ 1,782,363</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>	

<b>Number of Home Sites:</b>	<b>1,486</b>
<b>Number of Condo Units</b>	<b>3,271</b>
<b>Total Units</b>	<b>4,757</b>

<b>Assessment Per Home Site</b>	<b>2009</b>	<b>2008</b>
Annual Base Assessment:	\$375	\$428
Monthly Base Assessment	\$31	\$36
<b>Total Monthly</b>	<b>\$31</b>	<b>\$36</b>

**Reserve Detail Schedule**

<b>Future Repair/Replacement Components</b>	<b>Estimated Useful Life</b>	<b>12/31/08 Balance</b>	<b>Estimated Replacement Cost</b>	<b>Required Funding</b>	<b>2009 Contribution</b>
Unallocated Reserves		\$ 104,640	\$ -	\$ 25,000	\$ 25,000
<b>Grand Total</b>		<b>\$ 104,640</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>

**CARRIAGE POINT SERVICE AREA  
2009 APPROVED BUDGET**

			<b>2008</b>	<b>2009</b>
<b>Number of Home Sites:</b>	<b>94</b>	<b>GL Acct</b>	<b>Annual</b>	<b>Annual</b>
<b>Income</b>				
Service Area Assessment		6320-002	\$ 477,231	\$ 292,672
<b>Total Income</b>			<b>\$ 477,231</b>	<b>\$ 292,672</b>
<b>Common Operating Expenses</b>				
<b>Utilities</b>				
UTIL-Electric (NID)		8910-002	\$ 11,500	\$ 4,500
UTIL-Phone		8940-002	600	600
<b>Total Utilities</b>			<b>\$ 12,100</b>	<b>\$ 5,100</b>
<b>Building Maintenance</b>				
BLDG-Exterior Cleaning		8380-002	\$ 18,500	\$ 33,000
BLDG-Fire Alarm Mtc/backflow testing		8360-002	-	7,000
BLDG-Pest Control		8390-002	5,800	8,000
BLDG-Waste Collection		8950-002	23,000	23,000
<b>Total Building Maintenance</b>			<b>\$ 47,300</b>	<b>\$ 71,000</b>
<b>Grounds Maintenance</b>				
GRNDS - Irrigation Maintenance & Repair		9030-002	\$ 16,800	\$ 16,800
GRNDS - Grnds Care Contract (Common Area)		9010-002	79,825	79,825
GRNDS - Plant Replacement		9040-002	30,000	30,000
GRNDS - General Grounds - Misc		9075-002	11,600	11,000
<b>Total Grounds Maintenance</b>			<b>\$ 138,225</b>	<b>\$ 137,625</b>
<b>Reserves</b>				
RES-Paint Reserves		9930-002	\$ 58,147	\$ 16,536
RES-Roof Reserves		9920-002	21,803	21,803
<b>Total Reserves</b>			<b>\$ 79,950</b>	<b>\$ 38,339</b>
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 277,575</b>	<b>\$ 252,064</b>
<b>Improved Lot Service Area</b>				
Cable/Connexion		9082-002	\$ 199,656	\$ 40,608
<b>Total Improved Lot Service Area</b>			<b>\$ 199,656</b>	<b>\$ 40,608</b>
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Expenses</b>			<b>\$ 477,231</b>	<b>\$ 292,672</b>
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>

Number of Home Sites: 94

Assessment Per Unit / Home Site	2009	2008
Annual Service Area Assessment:	\$ 2,682	\$ 2,953
Annual Improved Lot Service Area-Cable	432	2,124
Annual Base Assessment:	375	432
Monthly Service Area Assessment:	223	246
Monthly Improved Lot Service Area-Cable	36	177
Monthly Base Assessment:	31	36
<b>Total Monthly</b>	<b>\$ 291</b>	<b>\$ 459</b>

Future Repair/Replacement Components	Estimated		12/31/08 Balance	Estimated		2009 Contribution
	Estimated Useful Life	Remaining Life		Replacement Cost	Required Funding	
Exterior painting and waterproofing	8	7	\$ 159,251	\$ 275,000	\$ 115,749	\$ 16,536
Roofing Replacement ( Asphalt Tile)	20	15	90,953	418,000	327,047	21,803
<b>Grand Total</b>			<b>\$ 250,204</b>	<b>\$ 693,000</b>	<b>\$ 442,796</b>	<b>\$ 38,339</b>

**HOMESTEAD SERVICE AREA  
2009 APPROVED BUDGET**

			<b>2008</b>		<b>2009</b>	
<b>Number of Home Sites:</b>	<b>317</b>	<b>GL Acct</b>	<b>Annual</b>		<b>Annual</b>	
<b>Income</b>						
Service Area Assessment		6320-004	\$ 912,834		\$ 865,509	
Improved Lots Mtc Service Area Assessment		6325-004	1,161,183		640,659	
<b>Total Income</b>			<b>\$ 2,074,017</b>		<b>\$ 1,506,168</b>	
<b>Common Operating Expenses</b>						
<b>Utilities</b>						
<b>Total Utilities</b>			<b>\$ -</b>		<b>\$ -</b>	
<b>Grounds Maintenance</b>						
GRNDS - Irrigation Maintenance & Repair		9030-004	\$ 22,145		\$ 23,000	
GRNDS - Grounds Care Lots		9010-004	758,595		713,700	
GRNDS - Plant Replacement		9040-004	33,285		30,000	
<b>Total Grounds Maintenance</b>			<b>\$ 814,025</b>		<b>\$ 766,700</b>	
<b>Reserves</b>						
RES-Plant Reserves		9930-004	\$ 98,809		\$ 98,809	
<b>Total Reserves</b>			<b>\$ 98,809</b>		<b>\$ 98,809</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 912,834</b>		<b>\$ 865,509</b>	
<b>Improved Lot Service Area</b>						
Pest Control		9081-004	\$ 114,120		\$ 114,120	\$360/yr: Home Team Pest Defense
Cable/Connexion Fee		9082-004	673,308		136,944	\$432/Year/Home for Cable. Connexion removed from 200
Exterior Cleaning/Misc repairs		9083-004	118,875		118,875	\$375 per house per year
Pool Maintenance		9080-004	254,880		270,720	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 1,161,183</b>		<b>\$ 640,659</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>			<b>\$ 2,074,017</b>		<b>\$ 1,506,168</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>		<b>\$ -</b>	

**Number of Home Sites:** 317  
**Appx Number of Pools:** 188

<b>Assessment Per Unit / Home Site</b>		<b>2009</b>		<b>2008</b>
Annual Service Area Assessment:Home	\$	2,730	\$	2,880
Annual Service Area Assessment:Lot		2,730		2,880
Annual Base Assessment		375		432
Annual Improved Lot Serv Area Assmt-Pool		1,440		1,440
Annual Improved Lot Serv Area Assmt-Maintenance		735		735
Annual Improved Lot Serv Area Assmt-Cable		432		2,124
Monthly Service Area Assessment:Home		228		240
Monthly Service Area Assessment:Lot		228		240
Monthly Base Assessment		31		36
Monthly Improved Lot Serv Area Assmt-Pool		120		120
Monthly Improved Lot Serv Area Assmt-Maintenance		61		61
Monthly Improved Lot Serv Area Assmt-Cable		36		177
<b>Total Monthly (no pool)</b>	\$	<b>356</b>	\$	<b>514</b>
<b>Total Monthly (w/pool)</b>		<b>476</b>		<b>634</b>
<b>Total Monthly Per Lot</b>		<b>259</b>		<b>276</b>

<b>Reserve Funding Detail</b>						
<b>Future Repair/Replacement Components</b>	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>12/31/08 Balance</b>	<b>Estimated Replacement Cost</b>	<b>Required Funding</b>	<b>2009</b>
						<b>Contribution</b>
Buildings ( Exterior)						
Exterior painting and waterproofing	8	4	\$ 1,030,763	\$ 1,426,000	\$ 395,237	\$ 98,809
<b>Grand Total</b>			\$ 1,030,763	\$ 1,426,000	\$ 395,237	\$ 98,809

**PATRIOT LANDING SERVICE AREA  
2009 APPROVED BUDGET**

<b>Number of Home Sites:</b>	<b>187</b>	<b>GL Acct</b>	<b>2008</b>	<b>2009</b>	
			<b>Annual</b>	<b>Annual</b>	
<b>Income</b>					
Service Area Assessment		6320-006	\$ 502,263	\$ 490,123	
Improved Lots Mtc Service Area Assessment		6325-006	645,513	330,549	
<b>Total Income</b>			<b>\$ 1,147,776</b>	<b>\$ 820,672</b>	
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>Grounds Maintenance</b>					
GRNDS - Irrigation Maintenance & Repair		9030-006	\$ 12,000	\$ 12,000	
GRNDS - Grounds Care Lots		9010-006	383,679	368,940	
GRNDS - Plant Replacement		9040-006	17,400	20,000	
<b>Total Grounds Maintenance</b>			<b>\$ 413,079</b>	<b>\$ 400,940</b>	
<b>Reserves</b>					
RES-Paint Reserves		9930-006	\$ 89,184	\$ 89,183	
<b>Total Reserves</b>			<b>\$ 89,184</b>	<b>\$ 89,183</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 502,263</b>	<b>\$ 490,123</b>	
<b>Improved Lot Service Area</b>					
Pest Control		9081-006	\$ 67,320	\$ 67,320	\$360yr: Home Team Pest Defense
Cable/Connexion Fee		9082-006	397,188	80,784	\$432/Year/Home for Cable. Connexion removed from 2009 Budget
Exterior Cleaning/Misc repairs		9083-006	70,125	70,125	\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-006	110,880	112,320	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 645,513</b>	<b>\$ 330,549</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>			<b>\$ 1,147,776</b>	<b>\$ 820,672</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>	

**Number of Home Sites:** 187  
**Appx Number of Pools:** 78

Assessment Per Unit / Home Site	2009	2008
Annual Service Area Assessment:Home	\$ 2,621	\$ 2,686
Annual Service Area Assessment:Lot	2,621	2,686
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenanc	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	218	224
Monthly Service Area Assessment:Lot	218	224
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenan	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 347</b>	<b>\$ 498</b>
<b>Total Monthly (w/ pool)</b>	<b>467</b>	<b>618</b>
<b>Total Monthly per Lot</b>	<b>250</b>	<b>260</b>

Reserve Funding Detail						
Future Repair/Replacement Components	Estimated Useful Life	Estimated Remaining Life	12/31/08 Balance	Estimated Replacement Cost	Required Funding	2009 Contribution
Exterior painting and waterproofing	8	3	\$ 480,450	\$ 748,000	\$ 267,550	\$ 89,183
<b>Grand Total</b>			<b>\$ 480,450</b>	<b>\$ 748,000</b>	<b>\$ 267,550</b>	<b>\$ 89,183</b>

**LEGENDS CORNER SERVICE AREA  
2009 APPROVED BUDGET**

			<b>2008</b>		<b>2009</b>
<b>Number of Home Sites:</b>	<b>175</b>	<b>GL Acct</b>	<b>Annual</b>		<b>Annual</b>
<b>Income</b>					
Service Area Assessment		6320-007	\$ 483,738		\$ 346,889
Improved Lots Mtc Service Area Assessment		6325-007	537,765		271,905
<b>Total Income</b>			<b>\$ 1,021,503</b>		<b>\$ 618,794</b>
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			\$ -		\$ -
<b>Grounds Maintenance</b>					
GRNDS-Irrigation Maintenance & Repair		9030-007	\$ 15,200		\$ 15,200
GRNDS-Grnds Care Contract (Common Area)		9010-007	373,890		268,320
GRNDS-Plant Replacement		9040-007	19,700		20,000
GRNDS-General Grounds Misc/storm water cleaning		9075-007	6,000		2,000
<b>Total Grounds Maintenance</b>			<b>\$ 414,790</b>		<b>\$ 305,520</b>
<b>Reserves</b>					
RES-Paint Reserves		9930-007	\$ 68,948		\$ 41,369
<b>Total Reserves</b>			<b>\$ 68,948</b>		<b>\$ 41,369</b>
<b>Total Common Operating Expenses (Including Reserves)</b>					
			<b>\$ 483,738</b>		<b>\$ 346,889</b>
<b>Improved Lot Service Area</b>					
Pest Control		9081-007	\$ 63,000		\$ 63,000
Cable/Connexion Fee		9082-007	371,700		75,600
Exterior Cleaning/Misc repairs		9083-007	65,625		\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-007	37,440		\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 537,765</b>		<b>\$ 271,905</b>
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>					
			<b>\$ 1,021,503</b>		<b>\$ 618,794</b>
<b>Net Income/ Loss</b>					
			<b>\$ -</b>		<b>\$ -</b>

**Number of Home Sites:** 175  
**Appx Number of Pools:** 47

<b>Assessment Per Unit / Home Site</b>	<b>2009</b>	<b>2008</b>
Annual Service Area Assessment:Home	\$ 1,982	\$ 2,764
Annual Service Area Assessment:Lot	1,982	2,764
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenan	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	165	230
Monthly Service Area Assessment:Lot	165	230
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintena	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 294</b>	<b>\$ 505</b>
<b>Total Monthly (w/pool)</b>	<b>414</b>	<b>625</b>
<b>Total Monthly per Lot</b>	<b>196</b>	<b>266</b>

<b>Reserve Funding Detail</b>						
<b>Future Repair/Replacement Components</b>	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>12/31/08 Balance</b>	<b>Estimated Replacement Cost</b>	<b>2009</b>	
					<b>Required Funding</b>	<b>Contribution</b>
Exterior painting and waterproofing	8	6	\$ 298,309	\$ 712,000	\$ 413,691	\$ 41,369
<b>Grand Total</b>			<b>\$ 298,309</b>	<b>\$ 712,000</b>	<b>\$ 413,691</b>	<b>\$ 41,369</b>

**MASTERS LANDING SERVICE AREA  
2009 APPROVED BUDGET**

Number of Home Sites:	127	GL Acct	2008 Annual	2009 Annual	
<b>Income</b>					
Service Area Assessment		6320-008	\$ 347,391	\$ 234,909	
Improved Lots Mtc Service Area Assessment		6325-008	390,453	177,009	
<b>Total Income</b>			<b>\$ 737,844</b>	<b>\$ 411,918</b>	
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>Grounds Maintenance</b>					
GRNDS-Irrigation Maintenance & Repair		9030-008	\$ 13,500	\$ 13,500	
GRNDS-Grnds Care Contract (Lots)		9010-008	260,242	170,040	
GRNDS-Plant Replacement		9040-008	17,200	20,000	
GRNDS-General Grounds /storm water cleaning		9075-008	7,500	2,000	
<b>Total Grounds Maintenance</b>			<b>\$ 298,442</b>	<b>\$ 205,540</b>	
<b>Reserves</b>					
RES-Paint Reserves		9930-008	\$ 48,949	\$ 29,369	
<b>Total Reserves</b>			<b>\$ 48,949</b>	<b>\$ 29,369</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>					
			<b>\$ 347,391</b>	<b>\$ 234,909</b>	
<b>Improved Lot Service Area</b>					
Pest Control		9081-008	\$ 45,720	\$ 45,720	\$360/yr: Home Team Pest Defense
Cable/Connexion Fee		9082-008	269,748	54,864	\$432/Year/Home for Cable. Connexion removed from 2009 Budget
Exterior Cleaning/Misc repairs		9083-008	47,625	47,625	\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-008	27,360	28,800	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 390,453</b>	<b>\$ 177,009</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>					
			<b>\$ 737,844</b>	<b>\$ 411,918</b>	
<b>Net Income/ Loss</b>					
			<b>\$ -</b>	<b>\$ -</b>	

**Number of Home Sites:** 127  
**Appx number of Pools:** 20

Assessment Per Unit / Home Site	2009	2008
Annual Service Area Assessment:Home	\$ 1,850	\$ 2,735
Annual Service Area Assessment:Lot	1,850	2,735
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenance	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	154	228
Monthly Service Area Assessment:Lot	154	228
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenanc	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 283</b>	<b>\$ 502</b>
<b>Total Monthly (w/pool)</b>	<b>403</b>	<b>622</b>
<b>Total Monthly per Lot</b>	<b>185</b>	<b>264</b>

Reserve Funding Detail						
Future Repair/Replacement Components	Estimated Useful Life	Estimated Remaining Life	12/31/08 Balance	Estimated Replacement Cost	Required Funding	2009 Contribution
Exterior painting and waterproofing	8	6	\$ 214,308	\$ 508,000	\$ 293,692	\$ 29,369
<b>Grand Total</b>			<b>\$ 214,308</b>	<b>\$ 508,000</b>	<b>\$ 293,692</b>	<b>\$ 29,369</b>

**FAIRWAY RIDGE SERVICE AREA  
2009 APPROVED BUDGET**

			<b>2008</b>		<b>2009</b>
<b>Number of Home Sites:</b>	<b>249</b>	<b>GL Acct</b>	<b>Annual</b>		<b>Annual</b>
<b>Income</b>					
Service Area Assessment		6320-009	\$ 699,638		\$ 417,258
Improved Lots Mtc Service Area Assessment		6325-009	723,411		322,263
<b>Total Income</b>			<b>\$ 1,423,049</b>		<b>\$ 739,521</b>
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			\$ -		\$ -
<b>Grounds Maintenance</b>					
GRNDS-Irrigation Maintenance & Repair		9030-009	\$ 18,700		\$ 18,700
GRNDS-Grnds Care Contract (Common Area)		9010-009	538,381		311,844
GRNDS-Plant Replacement		9040-009	28,700		20,000
GRNDS-General Grounds storm water cleaning		9075-009	6,000		2,000
<b>Total Grounds Maintenance</b>			<b>\$ 591,781</b>		<b>\$ 352,544</b>
<b>Reserves</b>					
RES-Paint Reserves		9930-009	\$ 107,857		\$ 64,714
<b>Total Reserves</b>			<b>\$ 107,857</b>		<b>\$ 64,714</b>
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 699,638</b>		<b>\$ 417,258</b>
<b>Improved Lot Service Area</b>					
Pest Control		9081-009	\$ 89,640		\$ 89,640
Cable/Connexion Fee		9082-009	528,876		107,568
Exterior Cleaning/Misc repairs		9083-009	93,375		93,375
Pool Maintenance		9080-009	11,520		31,680
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 723,411</b>		<b>\$ 322,263</b>
<b>Grand Common Operating, Reserves &amp; Improved Lot Service Area Assessment</b>			<b>\$ 1,423,049</b>		<b>\$ 739,521</b>
<b>Net Income/ Loss</b>			<b>\$ -</b>		<b>\$ -</b>

**Number of Home Sites:** 249  
**Appx Number of Pools:** 22

<b>Assessment Per Unit / Home Site</b>	<b>2009</b>	<b>2008</b>
Annual Service Area Assessment:Home	\$ 1,676	\$ 2,810
Annual Service Area Assessment:Lot	1,676	2,810
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenanc	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	140	234
Monthly Service Area Assessment:Lot	140	234
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenan	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 268</b>	<b>\$ 508</b>
<b>Total Monthly (w/pool)</b>	<b>388</b>	<b>628</b>
<b>Total Monthly per Lot</b>	<b>171</b>	<b>270</b>

<b>Future Repair/Replacement Components</b>	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>12/31/08 Balance</b>	<b>Estimated Replacement Cost</b>	<b>Required Funding</b>	<b>2009 Contribution</b>
Exterior painting and waterproofing	8	7	\$ 241,003	\$ 996,000	\$ 754,997	\$ 64,714
<b>Grand Total</b>			<b>\$ 241,003</b>	<b>\$ 996,000</b>	<b>\$ 754,997</b>	<b>\$ 64,714</b>

**HERITAGE PRESERVE SERVICE AREA  
2009 APPROVED BUDGET**

			2008 Annual	2009 Annual	
<b>Number of Home Sites:</b>	<b>89</b>	<b>GL Acct</b>			
<b>Income</b>					
Service Area Assessment		6320-010	\$ 247,048	\$ 176,905	
Improved Lots Mtc Service Area Assessment		6325-010	283,251	132,663	
<b>Total Income</b>			<b>\$ 530,299</b>	<b>\$ 309,568</b>	
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			\$ -	\$ -	
<b>Grounds Maintenance</b>					
GRNDS-Irrigation Maintenance & Repair		9030-010	\$ 5,640	\$ 10,000	
GRNDS-Grnds Care Contract		9010-010	167,375	120,105	
GRNDS-Plant Replacement		9040-010	9,200	9,200	
GRNDS-General Grounds/strom water cleaning		9075-010	5,500	2,000	
<b>Total Grounds Maintenance</b>			<b>\$ 187,715</b>	<b>\$ 141,305</b>	
<b>Reserves</b>					
RES-Paint Reserves		9930-010	\$ 59,333	\$ 35,600	
<b>Total Reserves</b>			<b>\$ 59,333</b>	<b>\$ 35,600</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 247,048</b>	<b>\$ 176,905</b>	
<b>Improved Lot Service Area</b>					
Pest Control		9081-010	\$ 32,040	\$ 32,040	\$360/yr: Home Team Pest Defense
Cable/Connexion Fee		9082-010	189,036	38,448	\$432/Year/Home for Cable. Connexion removed from 2009 Budget
Exterior Cleaning/Misc repairs		9083-010	33,375	33,375	\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-010	28,800	28,800	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 283,251</b>	<b>\$ 132,663</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Sevice Area Assessment</b>			<b>\$ 530,299</b>	<b>\$ 309,568</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>Number of Home Sites:</b>	89				
<b>Appx Number of Pools:</b>	20				

Assessment Per Unit / Home Site	2009	2008
Annual Service Area Assessment:Home	\$ 1,988	\$ 2,776
Annual Service Area Assessment:Lot	1,988	2,776
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenanc	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	166	231
Monthly Service Area Assessment:Lot	166	231
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenan	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 294</b>	<b>\$ 506</b>
<b>Total Monthly (w/pool)</b>	<b>414</b>	<b>626</b>
<b>Total Monthly per Lot</b>	<b>197</b>	<b>267</b>

Reserve Funding Detail							
Future Repair/Replacement Components	Estimated Useful Life	Estimated Remaining Life	Remaining Useful Life	Estimated			
				12/31/2008 Balance	Replacement Cost	Required Funding	2009 Contribution
Exterior painting and waterproofing	8	5	5	\$ 59,333	\$ 356,000	\$ 296,667	\$ 35,600
<b>Grand Total</b>				<b>\$ 59,333</b>	<b>\$ 356,000</b>	<b>\$ 296,667</b>	<b>\$ 35,600</b>

**EAGLES ESTATES SERVICE AREA  
2009 APPROVED BUDGET**

<b>Number of Home Sites:</b>	72		<b>2008</b>	<b>2009</b>	
		<b>GL Acct</b>	<b>Annual</b>	<b>Annual</b>	
<b>Income</b>					
Service Area Assessment		6320-011	\$ 181,633	\$ 141,953	
Improved Lots Mtc Service Area Assessment		6325-011	213,048	91,224	
<b>Total Income</b>			<b>\$ 394,681</b>	<b>\$ 233,177</b>	
<b>Common Operating Expenses</b>					
<b>Utilities</b>					
<b>Total Utilities</b>			\$ -	\$ -	
<b>Grounds Maintenance</b>					
GRNDS-Irrigation Maintenance & Repair		9030-011	\$ 9,700	\$ 11,000	
GRNDS-Grnds Care Contract (Common Area)		9010-011	125,145	100,141	
GRNDS-Plant Replacement		9040-011	10,100	10,100	
GRNDS-General Grounds storm water cleaning		9075-011	5,500	2,000	
<b>Total Grounds Maintenance</b>			<b>\$ 150,445</b>	<b>\$ 123,241</b>	
<b>Reserves</b>					
RES-Paint Reserves		9930-011	\$ 31,188	\$ 18,712	
<b>Total Reserves</b>			<b>\$ 31,188</b>	<b>\$ 18,712</b>	
<b>Total Common Operating Expenses (Including Reserves)</b>			<b>\$ 181,633</b>	<b>\$ 141,953</b>	
<b>Improved Lot Service Area</b>					
Pest Control		9081-011	\$ 25,920	\$ 25,920	\$360/yr: Home Team Pest Defense
Cable/Connexion Fee		9082-011	152,928	31,104	\$432/Year/Home for Cable. Connexion removed from 200
Exterior Cleaning/Misc repairs		9083-011	27,000	27,000	\$375/yr:sched/periodic washing/repairs
Pool Maintenance		9080-011	7,200	7,200	\$1440/yr: Austin Outdoors
<b>Total Improved Lot Service Area Expenses</b>			<b>\$ 213,048</b>	<b>\$ 91,224</b>	
<b>Grand Common Operating, Reserves &amp; Improved Lot Sevice Area Assessment</b>			<b>\$ 394,681</b>	<b>\$ 233,177</b>	
<b>Net Income/ Loss</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>Number of Home Sites:</b>	72				
<b>Appx number of Pools</b>	5				

Assessment Per Unit / Home Site	2009	2008
Annual Service Area Assessment:Home	\$ 1,972	\$ 2,523
Annual Service Area Assessment:Lot	1,972	2,523
Annual Base Assessment	375	432
Annual Improved Lot Serv Area Assmt-Pool	1,440	1,440
Annual Improved Lot Serv Area Assmt-Maintenanc	735	735
Annual Improved Lot Serv Area Assmt-Cable	432	2,124
Monthly Service Area Assessment:Home	164	210
Monthly Service Area Assessment:Lot	164	210
Monthly Base Assessment	31	36
Monthly Improved Lot Serv Area Assmt-Pool	120	120
Monthly Improved Lot Serv Area Assmt-Maintenar	61	61
Monthly Improved Lot Serv Area Assmt-Cable	36	177
<b>Total Monthly (no pool)</b>	<b>\$ 293</b>	<b>\$ 484</b>
<b>Total Monthly (w/pool)</b>	<b>413</b>	<b>604</b>
<b>Total Monthly per Lot</b>	<b>196</b>	<b>246</b>

Future Repair/Replacement Components	Estimated Useful Life	Estimated Remaining Life	12/31/08 Balance	Estimated Replacement Cost	Estimated Required Funding	2009 Contribution
Exterior painting and waterproofing	8	7	\$ 69,688	\$ 288,000	\$ 218,312	\$ 18,712
<b>Grand Total</b>			<b>\$ 69,688</b>	<b>\$ 288,000</b>	<b>\$ 218,312</b>	<b>\$ 18,712</b>