

**Plantation Key Office Park Master Property Owners' Association**  
**ESTIMATED OPERATING BUDGET**  
**(January 1, 2009 to December 31, 2009)**

<u>COMMON EXPENSES</u>	<u>ANNUAL</u>
1. Association Administration	
A. Legal	500
B. Accounting, Audit, Tax Return Preparation	5,000
C. Licenses and Permits	62
D. Bank Charges	90
2. Management fee	36,000
3. Maintenance	
A. Landscaping (includes tree trimming)	59,182 Note 1
B. Building - Security	1,412
C. Trash Collection	9,624 Note 2
E. Pest Control	2,608
F. Repairs	1,285
4. Insurance - Common Area Liability	8,300 Note 3
5. Real Estate Tax	620
6. Utilities	
A. Electricity - exterior lighting, irrigation pumps	23,338 Note 4
B. Water and Sewer	17,540 Note 5
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<b>COMMON EXPENSES</b>	<b><u><u>165,561</u></u></b>

**Note 1:** This amount is calculated using last year's actual plus proposals for tree trimming, gutter cleaning, tree replacement and concrete removal.

**Note 2:** Trash collection based on last year's actual plus one additional pick up per month and one cleanup for trash not put in the containers per month

**Note 3:** Gen Liab=6000, Umbrella=1500, Crime=800. No separate insurance last year.

**Note 4:** I underbudgeted electricity in 2008 thinking that the existing accounts would be taken over by the owners. In fact, the existing accounts were the house accounts that pay for the exterior lighting. Also the MPOA will receive a refund from FPL for excess billing for approximately \$2,500.

**Note 5:** The cost of the sprinklers was much higher when I did last year's budget. We have since found and fixed a leak, and adjusted the timers to correct the actual watering time.

All line items based on 2008 actual unless otherwise noted.