

The Preserve at Indigo Run
Horizontal Property Regime
Estimated Operating Budget
Seventh Year Operations - 2012



Total Annual Budget	MONTHLY EXPENSE					
	0.2507%	0.3430%	0.4052%	0.4459%	0.4507%	0.4855%
	Azalea	Hawthorne	Palmetto	Magnolio	Camillia	Cypress

Operating Expenses

common Area Maintenance							
Wood/Roof Repairs	130,000						
Preventative	16,000						
Pool/Fountain	15,000						
Matl/supply	14,000						
Alarm/security	10,000						
Pest/Termite	25,000						
	<u>210,000</u>	44	60	71	78	79	85
Salaries	<u>65,000</u>	14	19	22	24	24	26
Insurance Flood/wind/liab.	<u>244,000</u>	51	70	82	91	92	99
Landscaping							
Ongoing/Maint.	100,000						
Tree Maint.	5,000						
Annual plantings	24,000						
Mulch	15,000						
Projects	25,000						
	<u>169,000</u>	35	48	57	63	63	68
Total Operating	<u>688,000</u>	144	197	232	256	258	278

Utilities

Common Area Electric	29,850	6	9	10	11	11	12
Common Area Water/Sewer	11,110	2	3	4	4	4	4
Waste Removal	<u>22,000</u>	5	6	7	8	8	9
Total Utilities	62,960	13	18	21	23	24	25

Administrative

Property Management Fee	65,000	14	19	22	24	24	26
Administrative	<u>24,255</u>	5	7	8	9	9	10
Total Administrative	89,255	19	26	30	33	34	36

Capital Reserve

Capital Repairs/Replacement Reserve	<u>170,000</u>	36	49	57	63	64	69
Total Expenses & Reserves	<u>1,010,215</u>	211	289	341	375	379	409