Castelnau Condominium Association Inc.

Proposed Budget - January 1, 2006 - December 31, 2006

		2006 Budget	Mo Fees
INCOME			
HOMEOWNERS FEES	9 units at	9740.25	90.19
RESERVE INCOME	9 units at $14.61	1600.00	14.81
TOTAL INCOME	Total Monthly Fees	11340.25	**$105.00**
EXPENSES			
OFFICE EXP & SUPPLIES	Coupons, correspondence etc.	140.00	
INSURANCE	Estimate	4275.00	
LAWN MAINTENANCE	Estimated at $135 per month	1215.00	
PROFESSIONAL FEES	Misc legal and accounting	475.00	
MANAGEMENT FEES	Estimated	1800.00	
BANK CHARGES	Estimated	45.00	
REPAIRS AND MAINTENANCE	Estimated	990.00	
CONDOMINIUM FEES	$4 Per Unit to DBPR	36.00	
LICENSES & PERMITS	$61.25 Corp. Filing	61.25	
PEST CONTROL	Annual Termite	300.00	
ENHANCEMENTS	Misc improvements, etc	400.00	
MISC.	Misc Expense and Rounding	3.00	
TAXES	Tax due	0.00	
TOTAL EXPENSE		9740.25	
NET INCOME(LOSS)		0.00	

2006 Reserve Calculations

	Current Repl Cost	Normal Life	2006 Age	Life Remaining	2006 Contrib	Est Fund Bal 12/05	Funds Required	Current Shortfall
Roofs	18900	18	0	18	1050.00	0.00	0.00	0.00
Painting-Trim	3600	8	0	8	450.00	0.00	0.00	0.00
Paving	3000	30	0	30	100.00	0.00	0.00	0.00
Totals	25500				1600.00	0.00	0.00	0.00
2006 Contribution	1600			177.78				
Total Required	1600			177.78				

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2006 Reserve Calculations

	Current Repl Cost	Normal Life	2006 Age	Life Remaining	2006 Contrib	Est Fund Bal 12/05	Funds Required	Current Shortfall	Years to Catch up	Required Catchup
Roofs	18900	18	0	18	1050.00	0.00	0.00	0.00	18	0.00
Painting-Trim	3600	8	0	8	450.00	0.00	0.00	0.00	8	0.00
Paving	3000	30	0	30	100.00	0.00	0.00	0.00	30	0.00
Totals	25500				1600.00	0.00	0.00	0.00		0.00
1997 Contribution	1600			177.78						
Catchup	0			0.00						
Total Required	1600			177.78						