

BEACHSIDE VILLAS OWNERS' ASSOCIATION, INC.

APPROVED-RESERVE BUDGET

January 1-December 31, 2008

	Estimated Life	Estimated Remaining Life	Estimated Replacement Cost	Estimated Balance 12/31/2007	Amount Required To Fund	2006 Annual Funding	2008 Monthly Funding
<b>Painting:</b>							
Balcony/Common Walkway Waterproofing	10	10	\$108,173	\$38,592	\$69,581	\$6,958	\$579
Painting/Caulking Wood Columns & Trim	7	6	\$12,000	\$6,000	\$6,000	\$1,000	\$83
<b>Paving:</b>							
Resurface and Strip	20	5	\$85,000	\$43,972	\$41,028	\$8,206	\$683
Patch, Seal and Re-stripe	6	1	\$10,200	\$8,500	\$1,700	\$1,700	\$142
Concrete Curbs	20	20	\$5,000	\$0.00	\$5,000	\$250	\$21
Concrete Walkways	20	20	\$5,000	\$0	\$5,000	\$250	\$21
Roof System:	25	20	\$310,000	\$30,725	\$279,275	\$13,964	\$1,164
<b>Swimming Pools:</b>							
Marble Walls	7	2	\$20,000	\$2,000	\$18,000	\$9,000	\$750
Pool Equipment	7	6	\$8,025	\$660	\$7,165	\$1,194	\$100
Pool Decks (paver replacement as necessary)	n/a						
<b>Tennis Courts:</b>							
Re-surface	10	10	\$10,000	\$3,602	\$6,398	\$639	\$53
<b>Deferred Maintenance Exterior:</b>							
*Vinyl Siding	25	20	\$1,158,970	\$57,364	\$1,101,606	\$0	\$0
<b>Deferred Maintenance-Common Areas:</b>							
Fences (tennis, pools, trash end, retaining wall)	15	15	\$45,161	\$0	\$45,161	\$3,011	\$251
Deck (party)	15	15	\$8,000	\$0	\$8,000	\$533	\$44
*Common Area Safety Rails	20	20	\$95,572	\$2,713	\$92,859	\$0	\$0
Gates (pools, tennis, replacement as necessary)	n/a						
*Balcony Rails	20	20	\$193,608	\$0	\$193,608	\$0	\$0
Exterior Light Fixtures	10	5	\$31,366	\$0	\$31,366	\$6,273	\$523
Exterior Distribution Panels	25	10	\$75,900	\$0	\$75,900	\$7,590	\$633
<b>TOTAL PROVISION FOR RESERVES</b>			<b>\$2,181,975</b>	<b>\$194,328</b>	<b>\$1,988,097</b>	<b>\$60,568</b>	<b>\$5,047</b>

Note 1: Florida Statutes require this amount be funded unless owners vote to waive or reduce the proposed amount.

\*Note 2: This line item to be funded by future Special or Regular Assessments

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of January 1, 2008

Beachside Villas Owners' Association, Inc.

Q: What are my voting rights in the condominium association?

A: Each member is entitled to one vote for each unit owned. The right to vote is established by record title to the unit. If an unit is owned by two or more persons, is under lease, or is owned by a corporation, a certificate as required by the bylaws must be filed with the association secretary designating the person entitled to vote for the unit. If no certificate is on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Use is restricted to residential purposes, must be in compliance with all governmental regulations, and shall not constitute a nuisance. The unit may be put to no use that would increase the association's insurance costs, without prior written consent, and no structural changes may be made within a unit without prior written consent. Pets are permitted, so long as they are properly controlled and attended by owners in accordance with the rules and regulations of the Association. Alteration and improvement of units require certain approvals, and owners may not paint or otherwise decorate or change the appearance of any portion of the exterior of the building.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: The unit may be leased for residential purposes. The restrictions and rules and regulations for the condominium apply to lessees and others authorized to use the unit. The documents grant to the association the right to sue owners or lessees who violate the use restrictions or rules and regulations.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The regular monthly assessment for all unit types is currently \$350.00. Assessments are payable in monthly installments, or at the times as may be determined by the board.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: You do not have to be a member of any other association.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: You are not required to pay rent or land use fees for recreational or other commonly used facilities. A nominal fee is charged for the use of the clubhouse.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: The condominium association is not involved in any court case in which it may face liability in excess of \$100,000.00. There are no other mandatory membership associations.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

*ATTN: B. Haney  
622-5182*

BEACHSIDE VILLAS OWNERS' ASSOCIATION, INC.  
 APPROVED-OPERATING BUDGET  
 January 1, -December 31, 2008

ORDINARY INCOME/ EXPENSE		INCOME	
2007	Actual	2008	
414,004	\$503,197	5,100	
Assessment Fees		Office Rental	
Clubhouse Rental		Clubhouse Rental	
<b>TOTAL INCOME</b>		<b>\$420,104</b>	<b>\$509,297</b>
<b>EXPENSE</b>			
<b>GROUNDS, UPKEEP AND MAINTENANCE</b>			
\$60,630	\$61,240	\$68,500	
Maintenance Personnel		700	
Custodial Supplies		11,451	
Shrub Maintenance/Turf Treatment		600	
Storage for Extra Vinyl		7,000	
Tools/Irrigation/repairs/plants		1,000	
9,353	19,350	2,000	
<b>\$74,843</b>	<b>\$86,316</b>	<b>\$88,251</b>	
<b>SWIMMING POOLS</b>			
7,000	\$15,170	\$10,900	
Pool Fuel		7,000	
Tank Rental		53	
Pool equipment(chairs, umbrellas)		1,000	
Pool supplies/repairs		53	
7,000	7,966	7,000	
<b>\$7,000</b>	<b>\$27,989</b>	<b>\$18,953</b>	
<b>UTILITIES</b>			
\$45,360	\$41,814	\$50,245	
Cable Television		23,250	
Wireless Internet		2,000	
Telephone		15,500	
1,800	2,022	2,000	
Electric		5,000	
12,000	15,429	15,500	
Water/Sewer		5,000	
6,000	4,983	5,000	
Sanitation		9,000	
9,000	9,000	9,000	
<b>\$74,160</b>	<b>\$73,248</b>	<b>\$104,995</b>	
<b>ADMINISTRATIVE</b>			
\$2,000	\$1,656	\$1,700	
Copy Machine		900	
Dues and Subscriptions		900	
4,500	26,697	15,000	
Accounting/Legal		17,280	
Association Management		900	
17,280	17,280	900	
Office Management/Supplies		870	
900	2,200	500	
Printing/Communication		500	
300	388	500	
Fees/Permits/Taxes			
<b>\$26,580</b>	<b>\$50,471</b>	<b>\$37,150</b>	

Rounded from \$349.44

\$310.00 PER MONTH      \$350.00 PER MONTH

\$509,297

\$452,504

**TOTAL EXPENSE**

\$60,568

\$51,113

**PROVISION FOR RESERVES**

\$448,729

\$400,315

\$401,391

**TOTAL REGULAR EXPENSE**

\$11,460

\$5,730

2,600

\$3,130

\$193,650

26,565

522

1,090

7,326

36,577

\$121,570

\$5,730

2,600

\$3,130

\$156,561

26,321

522

1,090

6,977

28,136

\$93,515

\$5,525

2,600

\$2,925

\$213,283

31,545

673

1,090

7,943

43,752

\$128,280

Annual Termite Inspection  
Quarterly Pest Control

**PEST CONTROL**

Windstorm  
Property  
General Liability  
D & O  
Crime/Fidelity Bond  
Flood

**INSURANCE**