

**MAJESTIC BEACH TOWER I, A CONDOMINIUM
2008 OPERATING BUDGET (AND COMPARISON TO 2007)**

<u>INCOME:</u>	2008 OPERATING BUDGET	2007 OPERATING BUDGET
Assessments:	1,717,101	1,717,101
TOTAL OPERATING INCOME	1,717,101	1,717,101
 <u>OPERATING EXPENSES:</u>		
Community Property Expense	852,785	736,590
Insurance Expense	391,553	501,642
Insurance Expense Paid with W/C	-	(30,000)
Management Fees	118,598	118,598
Pest Control	8,412	8,376
R & M Fire System	8,515	6,000
R & M Equipment	4,000	4,000
R & M Buildings	25,580	32,428
R & M Elevator	36,244	32,300
Refuse	45,048	24,608
State Condo Fees	1,316	1,316
Utilities - Cable	62,232	57,732
Utilities - Electric	50,139	40,487
Utilities - Water/Sewer	123,495	97,240
Budget Offset from Working Capital	(96,600)	-
Replacement Reserves (Funds Transferred)	85,784	85,784
TOTAL OPERATING EXPENSE	1,717,101	1,717,101

MAJESTIC BEACH RESORT TOWER I

RESERVE CATEGORIES

Equipment	6,734
Elevators	16,667
Roof	13,383
Painting	49,000
TOTALS	85,784

MAJESTIC TOWER I CAPITAL RESERVE

	Estimated Balance at 12/31/07	Replacement Cost	Estimated Remaining Useful Life
Equipment	6734	117,500	12 to 27 years
Elevators	16667	300,000	17 years
Roof	13383	240,900	17 years
Painting	49000	245,000	4 years
TOTAL	85784		
TOTAL REPLACEMENT COST		903,400	

PROPOSED 2008 ASSESSMENTS

<i>UNIT TYPE</i>	<i>MONTHLY</i>	<i>QUARTERLY</i>	<i>ANNUALLY</i>
4 BEDRM A	737.18	2211.55	8,846.19
4 BEDRM B	742.82	2174.46	8,697.84
2 BEDRM C	394.69	1184.07	4,736.28
3 BEDRM D	542.58	1627.75	6,511.02
1 BEDRM E	340.20	1020.61	4,082.44
1 BEDRM F	337.46	1012.37	4,049.47
1 STUDIO G	196.43	589.29	2,357.15
2 BEDRM H	438.65	1315.94	5,263.76
1 STUDIO I	250.46	751.38	3,005.51
2 BEDRM J	499.54	1498.63	5,994.53
4 BEDRM K	724.82	2174.46	8,697.84