

Landings Management Association, Inc.
 2002 Estimated Expenses and Approved Budget for the Period
 January 1, 2003 to December 31, 2003

SCHEDULE A

Expense Item	2002		2003	
	Estimated	Approved Budget	Proposed Budget	Proposed Tract C & D
Expense				
7100 · Grounds				
7120 · Grounds Contract	36,120	44,160	37,896	
7125 · Chemical Treatment	8,040	0	8,448	
7130 · Landscaping	30,000	30,000	35,000	
7140 · Tree Trimming	7,000	9,000	9,000	
7145 · Sprinkler/Irrigation Contract	6,188	3,600	1,716	
New 7155 · Sprinkler/Irrigation Repairs	0	0	1,884	
9230 · C&D Landscaping	4,000	4,800		4,800
9240 · C&D Grounds Maint Contract	7,800	9,600		8,140
9260 · C&D Chemical Treatment	1,800	0		1,884
9280 · C&D Irrigation Maintenance	1,124	1,200		1,200
Total 7100 · Grounds	102,072	102,360	93,944	16,024
7150 · Roads				
7160 · Road Sweeping	10,980	10,980	10,980	
7165 · Road Repairs & Maintenance	56,707	75,000	75,000	
7170 · Ditch Maintenance	600	1,104	1,104	
9291 · C&D Road Repair & Maintenance	300	900		900
Total 7150 · Roads	68,587	87,984	87,084	900
7200 · Maintenance & Repairs				
7210 · Lighting Repairs	950	1,008	1,008	
7215 · Lighting Supplies	100	300	300	
7220 · Maintenance Supplies	3,555	3,000	3,600	
7225 · Maintenance Man	13,566	16,200	16,200	
7230 · Maintenance Truck Repairs	7,022	3,204	1,008	
9290 · C&D Lighting Repairs & Supplies	100	120		120
9300 · C&D Maintenance Supplies	100	120		120
Total 7200 · Maintenance & Repairs	25,393	23,952	22,116	240
7300 · Lakes				
7310 · Electric - Lakes	0	0	0	
7320 · Lakes Maint. Contract	8,340	8,340	8,340	
7340 · Fountain Maint. Contract	1,560	1,560	1,560	
7345 · Fountain Maintenance - Other	7,104	6,000	6,000	
Total 7300 · Lakes	17,004	15,900	15,900	0
7500 · Utilities				
7510 · Water/Sewer	228	300	300	
7520 · Electric	46,685	48,000	48,000	
7540 · Trash Removal	270	300	300	
9050 · C&D Electric	132	132		132
Total 7500 · Utilities	47,315	48,732	48,600	132

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SCHEDULE A
continued

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7700 · Security				
7715 · Supervisor	31,000	37,392	37,392	
7720 · Guardhouse Maintenance	2,043	2,004	2,004	
7723 · Janitorial Svc. - Guardhouse	800	840	910	
7725 · Security Main Gate	103,410	104,328	104,328	
7730 · Roving Patrol	36,738	39,235	39,235	
7740 · Gates-Maintenance	14,500	5,004	5,004	
7745 · Signage & Miscellaneous	1,270	3,000	3,000	
Total 7700 · Security	189,761	191,803	191,873	0
7750 · Insurance				
7760 · Insurance	7,071	6,900	8,000	
9150 · C&D Insurance	200	204		250
Total 7750 · Insurance	7,271	7,104	8,000	250
7800 · Administration				
7820 · Legal/Professional	0	7,008	2,500	
7825 · Accounting Services	3,200	3,600	3,600	
7835 · Fees, Dues, Licenses	146	0	150	
7840 · Income Tax	6,007	3,300	1,300	
7865 · Engineering	0	3,600	0	
7870 · Management Fee	29,820	29,820	30,720	
7875 · Telephone	2,727	2,808	2,808	
7880 · Office Supplies, Postage, etc.	10,060	8,000	8,000	
NEW- Landings Eagle Newsletter	0	0	8,500	
NEW- Communications	0	0	1,000	
7890 · Bad Debt Expense	0	900	900	
7895 · Contingency	0	50,004	28,944	
9380 · C & D Administration	1,300	1,300		1,300
9390 · C&D Prior Year Deficit	3,822	0		0
Total 7800 · Administration	57,082	110,340	88,422	1300
8000 - Natural Areas				
8010 · Nature Trail	7,008	7,008	10,000	
8020 · Nature Preserves	3,000	3,000	3,000	
Total 8000 - Natural Areas	10,008	10,008	13,000	0
Total Expense	524,493	698,183	668,939	18,846

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SUMMARY

REVENUE	2002		2003	
	Estimated	Approved Budget	Proposed Budget	Proposed Tract C & D Subsidy@ 50%
Income				
5010 · Assessments	462,688	494,407	508,654	
5012 · Assessment Tract C&D @ 50%	9,423	0	0	9,423
5030 · Sales & Lease Fees	0	0	0	
5040 · Other	151	0	0	
5045 · Fines	5,036	0	0	
5050 · Interest	4,341	10,000	4,500	
5070 · Gate Openers	700	0	0	
5090 · Carryover	75,700	75,700	55,785	
Sub Total Income	558,039	580,107	568,939	9,423
5011 Tract C & D Maintenance		9,188	9,423	
Total Income		589,295	578,362	9,423

EXPENSES AND RESERVES	Units	C & D
CURRENT EXPENSES-SCHEDULE A	568,939	9,423
CONTINGENCY/RESERVES- SHCEDULE B	0	0
TOTAL EXPENSES AND RESERVES	568,939	9,423

UNIT ASSESSMENT — ANNUALLY	Units
MAINTENANCE	508,654
Tract C & D Maintenance	9,423
Total Assessment	\$518,077
Annual Assessment	\$738.00

TOTAL NUMBER OF UNITS 702
 PAYMENTS PER YEAR 1

TRACT C & D ASSESSMENTS — ANNUALLY	C & D
18.00% SCHOOL BOARD OF SARASOTA COUNTY	1,696.14
2.00% C & M ASSOCIATES	188.46
20.00% CIRCUIT CITY	1,884.60
23.93% INLAND GROUP	2,254.92
16.00% ALBERTSON'S	1,507.68
13.32% LDC ASSOCIATES	1,255.14
4.10% SWEET TOMATOES	386.34
2.12% OLIVE GARDEN/GENERAL MILLS	199.77
0.53% STATE FARM	49.94
100.00%	\$9,423.00

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