

EXHIBIT "B"

**ESTIMATED BUDGET OF OPERATING EXPENSES
AND ESTIMATED MONTHLY ASSESSMENTS**

EXHIBIT "B"

Walnut Beach Resort
Strata Operating Budget And Assessment

	Annual \$	Monthly \$
Total Assessment	536404	44700
Budget		
Guest Services (Concierge) (2 full time employees @ \$13/hour - include benefits)	54080	4507
Common Area Cleaners (1.5 employees @ \$13/hour - Include benefits)	40560	3380
Cleaning supplies - \$350/month	4200	350
Department Supplies - replacement \$200/month	2400	200
TV Cable Service @ \$10/outlet (120 outlets)	14400	1200
Pool Maintenance - \$500/month	6000	500
Utilities - Estimate similar size property	132000	11000
Maintenance/repair including landscaping	120000	10000
Telephone system/service	18000	1500
Administration & Management	12000	1000
Other miscellaneous expenses - \$500/month	6000	500
Insurance	60000	5000
Legal & audit	12000	1000
Strata management \$500/month	6000	500
Sub-total	<u>487640</u>	<u>40637</u>
Strata contingency reserve fund 10%	<u>48764</u>	<u>4064</u>
Total budget	<u><u>536404</u></u>	<u><u>44700</u></u>

Walnut Beach Resort

Strata Lot #	Unit #	Habitable Area	Unit Entitlement	Fees Required Per Year	Fees Required Per Month
		m ²	7,310	\$536,404.00	\$44,700.33
1	Great Room / Office	427.9	428	\$31,406.42	\$2,617.20
2	106	80.0	80	\$5,870.36	\$489.20
3	108	40.9	41	\$3,008.56	\$250.71
4	110	56.9	57	\$4,182.63	\$348.55
5	112	40.9	41	\$3,008.56	\$250.71
6	114	40.9	41	\$3,008.56	\$250.71
7	116	92.5	93	\$6,824.29	\$568.69
8	118	94.5	95	\$6,971.05	\$580.92
9	120	99.2	99	\$7,264.57	\$605.38
10	115	99.2	99	\$7,264.57	\$605.38
11	113	94.5	95	\$6,971.05	\$580.92
12	111	61.2	61	\$4,476.15	\$373.01
13	109	56.8	57	\$4,182.63	\$348.55
14	107	56.8	57	\$4,182.63	\$348.55
15	131	40.8	41	\$3,008.56	\$250.71
16	133	56.8	57	\$4,182.63	\$348.55
17	135	61.2	61	\$4,476.15	\$373.01
18	137	56.8	57	\$4,182.63	\$348.55
19	139	94.4	94	\$6,897.67	\$574.81
20	141	99.0	99	\$7,264.57	\$605.38
21	148	99.0	99	\$7,264.57	\$605.38
22	146	56.9	57	\$4,182.63	\$348.55
23	144	56.9	57	\$4,182.63	\$348.55
24	142	56.9	57	\$4,182.63	\$348.55
25	140	72.0	72	\$5,283.31	\$440.28
26	138	40.8	41	\$3,008.56	\$250.71
27	136	40.8	41	\$3,008.56	\$250.71
28	134	56.8	57	\$4,182.63	\$348.55
29	132	40.8	41	\$3,008.56	\$250.71
30	130	40.8	41	\$3,008.56	\$250.71
31	128	72.0	72	\$5,283.31	\$440.28
32	126	41.8	42	\$3,081.94	\$256.83
33	124	41.8	42	\$3,081.94	\$256.83
34	122	40.4	40	\$2,935.18	\$244.60
35	202	41.2	41	\$3,008.56	\$250.71
36	204	56.9	57	\$4,182.63	\$348.55
37	206	80.0	80	\$5,870.36	\$489.20
38	208	40.9	41	\$3,008.56	\$250.71
39	210	56.9	57	\$4,182.63	\$348.55
40	212	40.9	41	\$3,008.56	\$250.71
41	214	40.9	41	\$3,008.56	\$250.71
42	216	92.5	93	\$6,824.29	\$568.69
43	218	94.5	95	\$6,971.05	\$580.92
44	220	99.2	99	\$7,264.57	\$605.38
45	215	99.2	99	\$7,264.57	\$605.38
46	213	94.5	95	\$6,971.05	\$580.92
47	211	61.2	61	\$4,476.15	\$373.01
48	209	56.8	57	\$4,182.63	\$348.55
49	207	56.8	57	\$4,182.63	\$348.55

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50	205	61.2	61	\$4,476.15	\$373.01
51	227	60.2	60	\$4,402.77	\$366.90
52	229	40.9	41	\$3,008.56	\$250.71
53	231	56.8	57	\$4,182.63	\$348.55
54	233	56.8	57	\$4,182.63	\$348.55
55	235	61.2	61	\$4,476.15	\$373.01
56	237	56.8	57	\$4,182.63	\$348.55
57	239	94.4	94	\$6,897.67	\$574.81
58	241	99.0	99	\$7,264.57	\$605.38
59	248	99.0	99	\$7,264.57	\$605.38
60	246	56.9	57	\$4,182.63	\$348.55
61	244	56.9	57	\$4,182.63	\$348.55
62	242	56.9	57	\$4,182.63	\$348.55
63	240	72.0	72	\$5,283.31	\$440.28
64	238	40.8	41	\$3,008.56	\$250.71
65	236	40.8	41	\$3,008.56	\$250.71
66	234	56.8	57	\$4,182.63	\$348.55
67	232	40.8	41	\$3,008.56	\$250.71
68	230	40.8	41	\$3,008.56	\$250.71
69	228	72.0	72	\$5,283.31	\$440.28
70	226	41.8	42	\$3,081.94	\$256.83
71	224	41.8	42	\$3,081.94	\$256.83
72	222	40.4	40	\$2,935.18	\$244.60
73	302	41.2	41	\$3,008.56	\$250.71
74	304	56.9	57	\$4,182.63	\$348.55
75	306	80.0	80	\$5,870.36	\$489.20
76	308	40.9	41	\$3,008.56	\$250.71
77	310	56.9	57	\$4,182.63	\$348.55
78	312	40.9	41	\$3,008.56	\$250.71
79	314	40.8	41	\$3,008.56	\$250.71
80	316	92.5	93	\$6,824.29	\$568.69
81	318	94.5	95	\$6,971.05	\$580.92
82	320	121.9	122	\$8,952.30	\$746.03
83	313	94.5	95	\$6,971.05	\$580.92
84	311	61.2	61	\$4,476.15	\$373.01
85	309	56.8	57	\$4,182.63	\$348.55
86	307	56.8	57	\$4,182.63	\$348.55
87	305	61.2	61	\$4,476.15	\$373.01
88	303	40.9	41	\$3,008.56	\$250.71
89	301	40.9	41	\$3,008.56	\$250.71
90	321	64.7	65	\$4,769.67	\$397.47
91	323	40.9	41	\$3,008.56	\$250.71
92	325	41.7	42	\$3,081.94	\$256.83
93	327	60.2	60	\$4,402.77	\$366.90
94	329	40.9	41	\$3,008.56	\$250.71
95	331	56.8	57	\$4,182.63	\$348.55
96	333	56.8	57	\$4,182.63	\$348.55
97	335	61.2	61	\$4,476.15	\$373.01
98	337	56.8	57	\$4,182.63	\$348.55
99	339	94.4	94	\$6,897.67	\$574.81
100	348	121.7	122	\$8,952.30	\$746.03
101	346	56.9	57	\$4,182.63	\$348.55

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102	344	56.9	57	\$4,182.63	\$348.55
103	342	56.9	57	\$4,182.63	\$348.55
104	340	72.0	72	\$5,283.31	\$440.28
105	338	40.8	41	\$3,008.56	\$250.71
106	336	40.8	41	\$3,008.56	\$250.71
107	334	56.8	57	\$4,182.63	\$348.55
108	332	40.8	41	\$3,008.56	\$250.71
109	330	40.8	41	\$3,008.56	\$250.71
110	328	72.0	72	\$5,283.31	\$440.28
111	326	41.8	42	\$3,081.94	\$256.83
112	324	41.8	42	\$3,081.94	\$256.83
113	322	40.4	40	\$2,935.18	\$244.60
		<u>7,300</u>	<u>7,310</u>	<u>\$536,404.00</u>	<u>\$44,700.33</u>