

<b>ESTIMATED OPERATING BUDGET OF RIVER FLY-IN CONDOMINIUM</b>					
Beginning November 1, 2023 And Ending October 31, 2024					
1.	EXPENSES FOR THE ASSOCIATION AND CONDOMINIUM		Monthly	Annually	
a.	Administration of the Association		1000	12000	
b.	Management fees		5000	60000	
c.	Maintenance				
	1 Maintenance Man		2000	24000	
	2 Entrance		200	2400	
	3 Extermination		800	9600	
	4 Pool Service		600	7200	
	5 Trash removal		200	2400	
	6 Grounds and Lawn Service		1800	21600	
	7 Building Supplies and Repairs		500	6000	
	8 Land irrigation		100	1200	
	9 Other supplies and materials		200	2400	
	10 Elevators		500	6000	
d.	Rent for Recreational and Other Commonly Used Facilities		NA	NA	
e.	Taxes Upon Association Property		NA	NA	
f.	Taxes Upon Leased Areas		NA	NA	
g.	Insurance		30000	360000	
h.	Security Provisions:		3000	36000	
	Telephone/Gate Answering Service				
i.	Other Expenses				
	1 Burden (Payroll Taxes)		NA	NA	
	2 Electric		10000	120000	
	3 Garbage		NA	NA	
	4 Gas		NA	NA	

	5 Sewer and Water			2000	24000	
	6 Professional Fees (Legal and Accounting)			400	4800	
	7 Telephone (including elevator and fire)			200	2400	
	8 Office Supplies and Postage			100	1200	
	9 Internet			5000	60000	
	10 Lift Station Maintenance			100	1200	
	11 Cleaning Services			1500	18000	
j.	Operating Capital			8650	103,800	
k.	Reserves:					
	Reserves for Depreciation			N/A	N/A	
	Roof Replacement					
	Estimated Life	25 Years				
	Estimated Replacement Cost		500,000	1,670	20,040	
	Estimated Remaining Useful Life	25 Years				
	Current Balance in Reserve Account		0			
	Building Repainting					
	Estimated Life	10 Years				
	Estimated Replacement Cost		250,000	2,085	25,020	
	Estimated Remaining Useful Life	10 Years				
	Current Balance in Reserve Account		0			
	Pavement Resurfacing					
	Estimated Life	10 Years				
	Estimated Replacement Cost		37,500	315	3,780	
	Estimated Remaining Useful Life	10 years				
	Current Balance in Reserve Account		0			
	Elevator					
	Estimated Life	30 Years				
	Estimated Replacement Cost		750,000	2083	25,000	
	Estimated Remaining Useful Life	30 Years				

		Current Balance in Reserve Account		0		
	Pool					
		Estimated Life	25 Years			
		Estimated Replacement Cost		200,000	667	8000
i.	Fees Payable to the Division				37.33	448
2.	<b>EXPENSES FOR A UNIT OWNER</b>					
a.	Rent for the unit, if subject to a lease			N/A	N/A	
b.	Rent payable by the unit owners directly to the lessor or agent under recreational Lease or Lease for the use of commonly used facilities, which use and payment is a mandatory condition of ownership and is not included in the common expenses or assessment for common maintenance paid by the unit owners to the association			N/A	N/A	
<b>Total Expenses</b>					<b>74520</b>	<b>894240</b>
Association fees @595 per month					66640	799680
Electric for AC Collection					7880*	94560
<b>Total Collections</b>					<b>66640</b>	<b>894240</b>
<b>ASSESSMENT FOR EACH UNIT TYPE INCLUDIND RESERVE FEE</b>					Base Fee	Electric AC Total
	Rotax				595	64 659
	Continental				595	79 674
	Lycoming				595	83 678
	Rolls Royce				595	104 699
<b>*Electric Billing for AC work sheet</b>						
	Rotax units	80@\$64	5120			

	Continental	16@\$79	1264			
	Lycoming	8@\$83	664			
	Rolls Royce	8@104	832			
	Total Collection for Central AC Electr		7880			
NOTE 1	DEVELOPER MAY BE IN CONTROL OF THE BOARD OF ADMINISTRATION OF THE CONDOMINIUM DURING THE PERIOD OF OPERATING FOR WHICH THIS BUDGET HAS BEEN RENDERED					
NOTE 2	THE ABOVE ITESM ARE ASSOCIATION EXPENSES COLLECTIBLE BY ASSESSMENT FROM THE UNIT OWNERS					
NOTE 3	THE DEVELOPER WILL WAIVE RESERVE FUNDING FOR THE FIRST TWO (2) YEARS PURSUANT TO THE FLORIDA CONDOMINIUM ACT. WARRANTIES FROM SUBS AND THROUGH OCIP ARE IN PLACE					
NOTE 4	A MONTHLY ASSESMENT OF \$659 FOR ROTAX UNIT TYPE, \$674 FOR CONTINENTAL UNIT TYPE, \$678 FOR LYCOMING UNIT TYPE, AND \$699 FOR ROLLS ROYCE UNIT TYPE IS DUE ON THE FIRST DAY OF EACH MONTH					
	<b>THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN ACCORDANCE WITH CONDOMINIUM ACT AND IS GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPERATION. ACTUAL COSTS OF SUCH TIEMS MAY EXCEED THE ESTIMATED COSTS. SUCH CHANGES IN COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN THE OFFERING.</b>					