

Condo Fee Budget - Arabella Town Homes

ADMISITRATIVE EXPENSE	
Management & Accounting	\$ 15,540.00
TOTAL ADMINISTRATION EXPENSE	\$ 15,540.00
OPERATINGEXPENSE	
Electricity (Common Area)	\$ 9,700.00
Water (Irrigation)	\$ 7,156.00
Landscape / Snow Cleaning	\$ 36,400.00
Solid Waste Removal	\$ 21,455.00
TOTAL OPERATING EXPENSE	\$ 74,711.00
MAINTENANCE EXPENSE	
Landscape (Repair / Replace / Annuals)	\$ 3,750.00
Electrical Maintenance	\$ 575.00
Sprinkler Blow-Out and Maintenance	\$ 4,700.00
Building Repair	\$ 1,812.50
Parking Line Paint and Cross Walk Paint	\$ 1,800.00
TOTAL MAINTENANCE EXPENSE	\$ 12,637.50
INSURANCE EXPENSE	
All Risk, Liability, D & O, Appraisal	\$ 46,620.00
TOTAL INSURANCE EXPENSE	\$ 46,620.00
REPLACEMENT RESERVES	
Roofing @ \$185000 @ 30 years	\$ 6,166.67
Exterior Painting \$49,000 @ 10years	\$ 4,900.00
TOTAL REPLACEMENT RESERVES	\$ 11,066.67
TOTAL BUDGETED EXPENSE	\$ 153,786.67

* The above noted budget is only an estimate. It has been determined on a reasonable economic basis at the time of creation and is subject to change without notice

*The passage of time will have a great effect on the accuracy and the validity of these figures. This budget is based on new construction turnover to the condo board.

* the proposed budget is for year 1 only

*the allocation of condominium fees to individual units will be made in accordance with sale agreement and the proposed condominium budgets

* these fees do not take into consideration the fact that the vendor/ developer is not required to pay condo for unsold/ unoccupied units, adjustments may be required by the condo board to account for any shortfall

*this budget is an estimate presented for informational purposes only. The Vendor/ Developer accepts no responsibility or liability for its accuracy or any reliance there upon.

*this budget was prepared by Empire 81 Management Corporation On April 1st 2024

Unit	Unit Factor	Condo Fees (Monthly)
8	275	\$ 352.43
9	268	\$ 343.46
10	268	\$ 343.46
11	275	\$ 352.43
13	275	\$ 352.43
14	268	\$ 343.46
15	268	\$ 343.46
16	268	\$ 343.46
17	268	\$ 343.46
18	275	\$ 352.43
20	275	\$ 352.43
21	268	\$ 343.46
22	268	\$ 343.46
23	268	\$ 343.46
24	268	\$ 343.46
25	275	\$ 352.43
27	275	\$ 352.43
28	268	\$ 343.46
29	268	\$ 343.46
30	268	\$ 343.46
31	268	\$ 343.46
32	268	\$ 343.46
33	275	\$ 352.43
35	275	\$ 352.43
36	268	\$ 343.46
37	268	\$ 343.46
38	268	\$ 343.46
39	268	\$ 343.46
40	268	\$ 343.46
41	268	\$ 343.46
42	275	\$ 352.43
44	275	\$ 352.43
45	268	\$ 343.46
46	268	\$ 343.46
47	268	\$ 343.46
47	268	\$ 343.46
48	275	\$ 352.43