

Condo Fee Budget - Waterbury Town Homes

ADMINISTRATIVE EXPENSE	
Management & Accounting	\$ 27,972.00
TOTAL ADMINISTRATION EXPENSE	\$ 27,972.00
OPERATING EXPENSE	
Electricity (Common Area)	\$ 13,250.00
Water (Irrigation)	\$ 9,250.00
Landscape / Snow Cleaning	\$ 49,400.00
Solid Waste Removal	\$ 32,055.00
TOTAL OPERATING EXPENSE	\$ 103,955.00
MAINTENANCE EXPENSE	
Landscape (Repair / Replace / Annuals)	\$ 5,300.00
Electrical Maintenance	\$ 575.00
Sprinkler Blow-Out and Maintenance	\$ 4,700.00
Building Repair	\$ 1,957.50
Parking Line Paint and Cross Walk Paint	\$ 1,975.00
TOTAL MAINTENANCE EXPENSE	\$ 14,507.50
INSURANCE EXPENSE	
All Risk, Liability, D & O, Appraisal	\$ 78,120.00
TOTAL INSURANCE EXPENSE	\$ 78,120.00
REPLACEMENT RESERVES	
Roofing @ \$225,000 @ 30 years	\$ 7,500.00
Exterior Painting \$49,000 @ 10 years	\$ 9,500.00
TOTAL REPLACEMENT RESERVES	\$ 17,000.00
TOTAL BUDGETED EXPENSE	\$ 236,385.59

* 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 August 5th 2024

Unit	Unit Factor	Condo Fees (Monthly)
12	164	323.06
13	160	315.18
14	160	315.18
15	160	315.18
16	160	315.18
17	160	315.18
18	160	315.18
19	164	323.06
21	164	323.06
22	160	315.18
23	160	315.18
24	160	315.18
25	160	315.18
26	160	315.18
27	160	315.18
28	164	323.06
30	164	323.06
31	160	315.18
32	160	315.18
33	160	315.18
34	164	323.06
36	164	323.06
37	160	315.18
38	160	315.18
39	160	315.18
40	164	323.06
42	164	323.06
43	160	315.18
44	160	315.18
45	160	315.18
46	160	315.18
47	160	315.18
48	160	315.18
49	164	323.06
51	164	323.06
52	160	315.18
53	160	315.18
54	160	315.18
55	160	315.18
56	160	315.18
57	160	315.18
58	164	323.06
60	164	323.06
61	160	315.18
62	160	315.18
63	160	315.18
64	164	323.06
66	164	323.06
67	160	315.18
68	160	315.18
69	160	315.18
70	164	323.06
72	164	323.06
73	160	315.18
74	160	315.18
75	160	315.18
76	164	323.06
78	164	323.06
79	160	315.18
80	160	315.18
81	160	315.18
82	164	323.06