

Condo Fee Budget - WaterCrest Town Homes**ADMINISTRATIVE EXPENSE**

Management & Accounting	\$	25,752.00
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TOTAL ADMINISTRATION EXPENSE	\$	25,752.00
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OPERATINGEXPENSE

Electricity (Common Area)	\$	12,500.00
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Water (Irrigation)	\$	8,156.00
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Landscape / Snow Cleaning	\$	49,400.00
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Solid Waste Removal	\$	26,455.00
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TOTAL OPERATING EXPENSE	\$	96,511.00
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MAINTENANCE EXPENSE

Landscape (Repair / Replace / Annuals)	\$	4,750.00
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Electrical Maintenance	\$	575.00
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Sprinkler Blow-Out and Maintenance	\$	4,700.00
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Building Repair	\$	1,957.50
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Parking Line Paint and Cross Walk Paint	\$	1,800.00
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TOTAL MAINTENANCE EXPENSE	\$	13,782.50
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INSURANCE EXPENSE

All Risk, Liability, D & O, Appraisal	\$	73,080.00
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TOTAL INSURANCE EXPENSE	\$	73,080.00
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REPLACEMENT RESERVES

Roofing @ \$205000 @ 30 years	\$	6,833.33
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Exterior Painting \$49,000 @ 10years	\$	8,500.00
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TOTAL REPLACEMENT RESERVES	\$	15,333.33
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TOTAL BUDGETED EXPENSE

\$	218,948.01
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* 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

Civic Address	Ref. Unit #	Legal Unit #	Unit Factor	Condo Fees (monthly)
76, 474 Watercrest Blvd.	14	1	173	\$ 315.65
75, 474 Watercrest Blvd.	15	2	172	\$ 313.83
74, 474 Watercrest Blvd.	16	3	172	\$ 313.83
73, 474 Watercrest Blvd.	17	4	172	\$ 313.83
72, 474 Watercrest Blvd.	18	5	172	\$ 313.83
71, 474 Watercrest Blvd.	19	6	173	\$ 315.65
53, 474 Watercrest Blvd.	21	7	173	\$ 315.65
52, 474 Watercrest Blvd.	22	8	172	\$ 313.83
51, 474 Watercrest Blvd.	23	9	173	\$ 315.65
47, 474 Watercrest Blvd.	24	10	173	\$ 315.65
46, 474 Watercrest Blvd.	25	11	172	\$ 313.83
45, 474 Watercrest Blvd.	27	12	172	\$ 313.83
44, 474 Watercrest Blvd.	28	13	172	\$ 313.83
43, 474 Watercrest Blvd.	29	14	172	\$ 313.83
42, 474 Watercrest Blvd.	30	15	172	\$ 313.83
41, 474 Watercrest Blvd.	31	16	173	\$ 315.65
26, 474 Watercrest Blvd.	32	17	173	\$ 315.65
25, 474 Watercrest Blvd.	34	18	172	\$ 313.83
24, 474 Watercrest Blvd.	35	19	172	\$ 313.83
23, 474 Watercrest Blvd.	36	20	172	\$ 313.83
22, 474 Watercrest Blvd.	37	21	172	\$ 313.83
21, 474 Watercrest Blvd.	38	22	173	\$ 315.65
115, 474 Watercrest Blvd.	41	23	173	\$ 315.65
114, 474 Watercrest Blvd.	42	24	172	\$ 313.83
113, 474 Watercrest Blvd.	43	25	172	\$ 313.83
112, 474 Watercrest Blvd.	44	26	172	\$ 313.83
111, 474 Watercrest Blvd.	45	27	173	\$ 315.65
104, 474 Watercrest Blvd.	47	28	173	\$ 315.65
103, 474 Watercrest Blvd.	48	29	172	\$ 313.83
102, 474 Watercrest Blvd.	49	30	172	\$ 313.83
101, 474 Watercrest Blvd.	50	31	173	\$ 315.65
92, 474 Watercrest Blvd.	53	36	172	\$ 313.83
95, 474 Watercrest Blvd.	54	33	172	\$ 313.83
91, 474 Watercrest Blvd.	79	37	173	\$ 315.65
93, 474 Watercrest Blvd.	80	35	172	\$ 313.83
94, 474 Watercrest Blvd.	81	34	172	\$ 313.83
96, 474 Watercrest Blvd.	82	32	173	\$ 315.65
12, 474 Watercrest Blvd.	52	39	172	\$ 313.83
11, 474 Watercrest Blvd.	39	38	173	\$ 315.65
16, 474 Watercrest Blvd.	57	43	173	\$ 315.65
15, 474 Watercrest Blvd.	58	42	172	\$ 313.83
14, 474 Watercrest Blvd.	59	41	172	\$ 313.83
13, 474 Watercrest Blvd.	60	40	172	\$ 313.83
35, 474 Watercrest Blvd.	62	48	173	\$ 315.65
34, 474 Watercrest Blvd.	63	47	172	\$ 313.83
33, 474 Watercrest Blvd.	64	46	172	\$ 313.83
32, 474 Watercrest Blvd.	65	45	172	\$ 313.83
31, 474 Watercrest Blvd.	66	44	173	\$ 315.65
63, 474 Watercrest Blvd.	55	51	172	\$ 313.83
61, 474 Watercrest Blvd.	68	49	173	\$ 315.65
62, 474 Watercrest Blvd.	69	50	172	\$ 313.83
64, 474 Watercrest Blvd.	70	52	172	\$ 313.83
65, 474 Watercrest Blvd.	71	53	173	\$ 315.65
81, 474 Watercrest Blvd.	73	54	173	\$ 315.65
82, 474 Watercrest Blvd.	74	55	172	\$ 313.83
83, 474 Watercrest Blvd.	75	56	172	\$ 313.83
84, 474 Watercrest Blvd.	76	57	172	\$ 313.83
85, 474 Watercrest Blvd.	77	58	173	\$ 315.65