

WHISPERING PINES ESTATES CONDOMINIUM BUDGET

Monthly Operating Budget:

Management	\$	300.00
Insurance	\$	512.50
Trash Pick Up	\$	275.00
Landscape/Snow Removal	\$	585.00
Common Electric & Fire Alarm Charges	\$	190.00
Miscellaneous (Minor Repairs, Accounting, Legal)	\$	90.00
Total Monthly Operating Budget	\$	1,952.50

Monthly Replacement Reserves Budget:

Master Policy Insurance Deductible	\$	85.00
Roof Replacement	\$	80.00 (\$2100/Unit, 30 Yr. Life)
Driveway Resurface	\$	75.00 (\$850.00/Unit, 15 Yr. Life)
Deck Replacement	\$	85.00 (\$1600.00 /Unit, 25 Yr. Life)
Total Monthly Reserves	\$	325.00

Total Monthly Budget **\$2,277.50**

Monthly Condo Fees (Market Rate Units) \$ 160.00 (\$160x12= \$1,920)

Monthly Condo Fee (Affordable Units) \$ 90.00 (\$90x4=\$360)

Total Condo Fees: **\$2,280.00**

This budget is subject to change once final contracts with vendors have been agreed to. Said budget is a projected initial operating budget and will be finalized once all vendor contracts have been acquired. Each unit will contribute 2 months condo fees at the time of closing to establish a condominium reserve account. Condo fees are payable on the first day of each month.