

**ESTIMATED OPERATING BUDGET FOR ONE CONDOMINIUM FOR PERIOD BEGINNING ON
JANUARY 1, 2023
AND
ENDING DECEMBER 31, 2023**

		MONTHLY \$	ANNUAL \$
EXPENSES FOR THE CONDOMINIUM			
	Administrator of the Condominium	\$ 2,000	\$ 24,000
	Management Fees	\$ 650	\$ 7,800
	Asst. Manager/Secretary	\$ 150	\$ 1,800
	Accounting Fees	\$ 200	\$ 2,400
	Legal Fees	\$ 300.00	\$ 3,600
	Office Equipment	\$ 100	\$ 1,200
	Office Expenses/Supplies/Postage	\$ 100	\$ 1,200
	Telephone Equipment, Lines & Service	\$ 100	\$ 1,200
	Bank Charges	\$ 200	\$ 2,400
	Licenses & Permits	\$ 150	\$ 1,800
	Fees payable to the Division	\$ 11	\$ 136
		\$ 3,961	\$ 47,536
MAINTENANCE			
	Maintenance Engineer	\$ 2,000	\$ 24,000
		\$ 2,000	\$ 24,000
CONTRACTS			
	Alarm System	\$ 250	\$ 3,000
	Janitorial	\$ 1,900	\$ 22,800
	Security- Concierge	\$ 6,083	\$ 72,996
	Elevator Contract	\$ 1,000	\$ 12,000
	Gate/Access System	\$ 300	\$ 3,600
	Internet/Satellite/Phone/Smart Technology	\$ 1,950	\$ 23,400
	Fitness Center Equipment- Peloton app	\$ 380	\$ 4,560
	Floor Contract Maintenance Hard Surfaces	\$ 825	\$ 9,900
	Landscape Maintenance	\$ 1,800	\$ 21,600
	HVAC Maintenance	\$ 303	\$ 3,630
	Management Contract	\$ -	\$ -
	Interior Plant/Floral Contract	\$ 300	\$ 3,600
	Fire Sprinkler/Alarm/Life Safety	\$ 363	\$ 4,356
	Pest Control	\$ 212	\$ 2,541
	Pool	\$ 600	\$ 7,200
	Security Equipment/Alarm	\$ 363	\$ 4,356
	Window Cleaning	\$ 545	\$ 6,534
	Water Treatment	\$ 80	\$ 960
		\$ 17,253	\$ 207,033
SUPPLIES & REPAIRS			
	Access System/Gate	\$ 100	\$ 1,200
	Electrical Supplies & Repairs	\$ 194	\$ 2,331
	Fitness Center Equipment Supplies & Repairs	\$ 75	\$ 900
	Janitorial Supplies	\$ 73	\$ 871
	Minor Exterior Building Maintenance	\$ 250	\$ 3,000
	Miscellaneous Tools, Equipment, Paint & Supplies	\$ 150	\$ 1,800
	Pool	\$ 200	\$ 2,400
	Security Cameras/Alarm System	\$ 121	\$ 1,452
	Landscape/Irrigation	\$ 250	\$ 3,000
	Window cleaning	\$ 800	\$ 9,600
	Dryer vent cleaning	\$ 200	\$ 2,400
	Plumbing	\$ 150	\$ 1,800
		\$ 2,563	\$ 30,754

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UTILITIES		
Electricity (Common Areas)	\$ 2,541	\$ 30,492
Gas & Fuel	\$ 2,315	\$ 27,780
Water & Sewer comun areas only	\$ 3,267	\$ 39,204
	\$ 8,123	\$ 97,476
INSURANCE		
Directors & Officer Liability	\$ 150	\$ 1,800
Fidelity Bond	\$ 63	\$ 750
Property	\$ 2,904	\$ 34,845
Boiler & Machinery	\$ 135	\$ 1,625
Flood Insurance	\$ 2,444	\$ 29,325
Liability	\$ 458	\$ 5,500
Workers Compensation	\$ 131	\$ 1,570
Umbrella	\$ 188	\$ 2,250
	\$ 6,472	\$ 77,665
CONTINGENCY		
	\$ 200	\$ 2,400
OTHER CHARGES		
Rent for Recreational and Other Commonly Used Facilities	N/A	N/A
Taxes on Leased Areas	N/A	N/A
Rent for the Unit, if subject to a Lease	N/A	N/A
Rent payable by a Unit Owner directly to Lessor or Agent under Recreational Lease or Lease of Commonly Used Facilities	N/A	N/A
Taxes upon Association Property	N/A	N/A
Other Expenses	N/A	N/A
Operating Capital	N/A	N/A
Security Provisions (other than lines 22, 35 and 47)	N/A	N/A
TOTAL EXPENSES WITHOUT RESERVES	\$ 40,572	\$ 486,864
RESERVES		
Roof	\$ 250.00	\$ 3,000
HVAC System	\$ 336.11	\$ 4,033
Plumbing/Mechanical	\$ 134.44	\$ 1,613
Parking, drive, walks & pavement resurfacing	\$ 166.67	\$ 2,000
Exterior painting/waterproofing	\$ 605.00	\$ 7,260
Pool	\$ 166.67	\$ 2,000
Elevator Cabs & Equipment	\$ 287.50	\$ 3,450
Irrigation System	\$ 83.33	\$ 1,000
Interior refurbishing and decorating, incl. painting, carpeting, floor refinishings and furnishings	\$ 383.33	\$ 4,600
Fitness Center Equipment	\$ 100.00	\$ 1,200
TOTAL RESERVE BUDGET (NOTE A)	\$ 2,513	\$ 30,157
TOTAL EXPENSES WITH FULL RESERVES	\$ 43,085	\$ 517,021
MONTHLY MAINTENANCE WITHOUT RESERVES (SEE SCHEDULE "B", ATTACHED HERETO)		
MONTHLY MAINTENANCE WITH RESERVES (SEE SCHEDULE "B", ATTACHED HERETO)		
ANNUAL MAINTENANCE WITHOUT RESERVES (SEE SCHEDULE "B", ATTACHED HERETO)		
ANNUAL MAINTENANCE WITH RESERVES (SEE SCHEDULE "B", ATTACHED HERETO)		
NOTE(S): Dollar amounts in some instances have been rounded-off to the nearest whole dollar amount.		

SCHEDULE "A"
RESERVE FOR REPLACEMENTS SUMMARY
ONE CONDOMINIUM

ITEM	ESTIMATED REPLACEMENT COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	FULL ANNUAL RESERVE	FULL MONTHLY RESERVE	BALANCE AMOUNT CURRENT
Roof	\$ 60,000.00	20	20	\$ 3,000	\$ 250	\$ -
HVAC System	\$ 60,500.00	15	15	\$ 4,033	\$ 336	\$ -
Plumbing/Mechanical	\$ 24,200.00	15	15	\$ 1,613	\$ 134	\$ -
Parking, drives, walks and pavement resurfacing	\$ 20,000.00	10	10	\$ 2,000	\$ 167	\$ -
Exterior painting/waterproofing	\$ 72,600.00	10	10	\$ 7,260	\$ 605	\$ -
Pool	\$ 20,000.00	10	10	\$ 2,000	\$ 167	\$ -
Elevator Cabs and Equipment	\$ 69,000.00	20	20	\$ 3,450	\$ 288	\$ -
Irrigation System	\$ 10,000.00	10	10	\$ 1,000	\$ 83	\$ -
Interior refurbishing and redecorating, including painting, carpeting, floor re- finishings, and furnishings	\$ 46,000.00	10	10	\$ 4,600	\$ 383	\$ -
Fitness Center Equipment	\$ 12,000.00	10	10	\$ 1,200	\$ 100	\$ -
TOTAL PROPOSED RESERVES	\$ 394,300.00			\$ 30,157	\$ 2,513	

SCHEDULE "B"
ONE CONDOMINIUM

Unit Type	Square Footage	Monthly Maintenance Without Reserves	Monthly Maintenance With Reserves	Annual Maintenance Without Reserves	Annual Maintenance With Reserves
RETAIL - Ground Floor Level (Commercial Unit)	1,380	\$ 805.50	\$ 855.39	\$ 9,665.98	\$ 10,264.69
AQUA - 3rd thru 4th Floor Levels (Model "A-2")	2,286	\$ 1,360.82	\$ 1,445.11	\$ 16,329.79	\$ 17,341.27
AQUA 3RD - 5th thru 18th Floor Levels (Model "A")	2,281	\$ 1,357.84	\$ 1,441.95	\$ 16,294.08	\$ 17,303.34
BEACH & CASCADE - 3rd thru 18th Floor Levels (Model "B")	1,500	\$ 892.92	\$ 948.23	\$ 10,715.09	\$ 11,378.79
WAVE - 19th Floor Level (Model "PH-I")	3,842	\$ 2,287.08	\$ 2,428.74	\$ 27,444.91	\$ 29,144.86
WATERFALL - 20th & 21st Floor Levels (Model "PH-II") 2-Stories	5,161	\$ 3,072.25	\$ 3,262.55	\$ 36,867.04	\$ 39,150.61

NOTE: The maintenance fees for the retail space are added already to the unit owners as per their condo %
The Ground Floor level (commercial unit) will dedicate to be use by the condo unit owner as a lounge room

**UNIT TYPE WITH PERCENTAGES
ONE CONDOMINIUM**

Unit	UNIT #	# OF UNITS	DESCRIPTION BDR./BTH.	A/C AREA (SF)	% PER UNIT	% PER UNIT TYPE	WITHOUT RESERVE			WITH RESERVE		
							MONTHLY PER UNIT	ANNUAL PER UNIT	ANNUAL PER TYPE	MONTHLY PER UNIT	ANNUAL PER UNIT	ANNUAL PER TYPE
RETAIL	101	1		1,380	1.9467%	1.9467%	\$ 805.50	\$ 9,665.98	\$ 9,665.98	\$ 855.39	\$ 10,264.69	\$ 10,264.69
TOTAL COMMERCIAL UNITS		1		1,380	1.9467%	1.9467%	\$ 805.50	\$ 9,665.98	\$ 9,665.98	\$ 855.39	\$ 10,264.69	\$ 10,264.69
A	501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, AND 1801	14	3 BDR./3 BTH.	2,281	3.2177%	45.0479%	\$ 1,357.84	\$ 16,294.08	\$ 228,117.05	\$ 1,441.95	\$ 17,303.34	\$ 242,246.77
A-2	301 AND 401	2	3 BDR./3 BTH.	2,286	3.2248%	6.4495%	\$ 1,360.82	\$ 16,329.79	\$ 32,659.58	\$ 1,445.11	\$ 17,341.27	\$ 34,682.54
B	302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, AND 1802	16	2 BDR./2.5 BTH.	1,500	2.1160%	33.8557%	\$ 892.92	\$ 10,715.09	\$ 171,441.39	\$ 948.23	\$ 11,378.79	\$ 182,060.58
PENTHOUSE	PH-I (19TH LEVEL)	1	3 BDR./3.5 BTH.+DEN	3,842	5.4197%	5.4197%	\$ 2,287.08	\$ 27,444.91	\$ 27,444.91	\$ 2,428.74	\$ 29,144.86	\$ 29,144.86
PENTHOUSE	PH-II (20TH LEVEL & 21ST LEVEL) - 2-STORIES	1	3 BDR./3.5 BTH.+OFFICE - 2-STORIES	5,161	7.2804%	7.2804%	\$ 3,072.25	\$ 36,867.04	\$ 36,867.04	\$ 3,262.55	\$ 39,150.61	\$ 39,150.61
TOTAL RESIDENTIAL UNITS		34		69,509		98.0533%	\$ 41,377.50		\$ 496,529.98			\$ 527,285.36
TOTAL UNITS (Single Building)		35		70,889		100.0000%	\$ 42,183.00		\$ 506,195.95			\$ 537,550.05

\$ 0.63
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\$ 0.63