



11.7.19

**WENHAM PINES CONDOMINIUM  
WENHAM, MASSACHUSETTS**

Estimated Annual Condominium Budget For 22 Units

Dated: November 7, 2019

<b>Estimated Budget Based On 22 Units</b>	
	<b>Annually</b>
Well Pump Repairs	\$1,500.00
Septic System Engineer Inspections/Pumping	\$4,000.00
Building Exterior Maintenance	\$3,000.00
Landscaping/Irrigation Repairs	\$35,000.00
Snow Plowing	\$30,000.00
Trash Removal	\$12,000.00
Road Maintenance/Clean Storm Drains/Basins	\$2,000.00
Street Light Electrical Repairs	\$1,000.00
Master and Trustee Insurance	\$33,000.00
Engineer per Open Space O&M Plan	\$2,000.00
Management/Accounting	\$10,000.00
Capital Reserve Fund	\$15,000.00
Common Area Maintenance	\$3,000.00
Common Area Electrical	\$6,000.00
<b>Total Annual Cost:</b>	<b>\$157,500</b>
<b>Estimated Monthly Fee Per Unit:</b>	<b>\$596.59</b>

Notes and Disclaimer:

1. Unit purchasers should realize that the Seller cannot predict future common area expenses. The Trust or the unit owners may choose to vote for items that are not in the above proposed budget.
2. The Seller, Wenham Pines, LLC, shall be responsible for paying the monthly condominium fee for each unit that has been added to the development but remains unsold.
3. This is a proposed estimated budget for common areas and infrastructure under jurisdiction of the trust, during the first full year after the 22 units have been completed and assuming all 22 units are declared and sold.