



**WENHAM PINES CONDOMINIUM  
WENHAM, MASSACHUSETTS**

Proposed Estimated Annual Condominium Budget For 22 Units

Dated: October 10, 2018

<b><u>Estimated Budget Based On 22 Units</u></b>	
	<b>Annually</b>
Well Pump Repairs	\$1,500
System Engineer Inspections/Plumbing	\$5,000
Building Exterior Maintenance	\$3,000
Landscaping/Irrigation Repairs	\$40,000
Snow Plowing	\$40,000
Trash Removal	\$13,000
Road Maintenance/Clean Storm Drains /Basins	\$3,000
Street Light Electrical Repairs	\$1,500
Master and Trustee Insurance	\$35,000
Engineer per Open Space O&M Plan	\$2,000
Management / Accounting	\$18,000
Capital Reserve Fund	\$25,000
Common Area Maintenance	\$3,000
Common Area Electrical	\$10,000
Total Annual Cost:	\$200,000
<b>Estimated Monthly Fee Per Unit:</b>	<b>\$757.58</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.