

<b>Condo Fee Budget - Yorkell Town Homes</b>	
<b>ADMISITRATIVE EXPENSE</b>	
Management & Accounting	\$ 26,100.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>\$ 26,100.00</b>
<b>OPERATINGEXPENSE</b>	
Electricity (Common Area)	\$ 9,700.00
Water ( Irrigation)	\$ 7,560.00
Lanscape / Snow Cleaning	\$ 31,548.00
Solid Waste Removal	\$ 18,200.00
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 67,008.00</b>
<b>MAINTENANCE EXPENSE</b>	
Landscape ( Repair / Replace / Annuals)	\$ 2,500.00
Electrical Maintenance	\$ 900.00
Sprinkler Blow-Out and Maintenance	\$ 3,230.00
Building Repair	\$ 1,100.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$ 7,730.00</b>
<b>INSURANCE EXPENSE</b>	
All Risk, Liability, D & O, Appraisal	\$ 41,760.00
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$ 41,760.00</b>
<b>REPLACEMENT RESERVES</b>	
Roofing @ \$153,000 @ 35 years	\$ 4,371.43
Exterior Painting \$32,400 @ 15 years	\$ 3,060.00
<b>TOTAL REPLACEMENT RESERVES</b>	<b>\$ 7,431.43</b>
<b>TOTAL BUDGETED EXPENSE</b>	<b><u>\$ 153,030.02</u></b>

\* 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 budgeted 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 January 24 2019

<u>Municipal Unit</u>	<u>Street Name</u>	<u>Legal Unit</u>	<u>Unit Factor</u>	<u>Annual Condo Fees</u>	<u>Monthly Condo Fees</u>
533	72 Cornerstone Manor N.E.	90	122	\$ 1,866.97	\$ 155.58
531	72 Cornerstone Manor N.E.	91	121	\$ 1,851.66	\$ 154.31
529	72 Cornerstone Manor N.E.	92	121	\$ 1,851.66	\$ 154.31
527	72 Cornerstone Manor N.E.	93	121	\$ 1,851.66	\$ 154.31
525	72 Cornerstone Manor N.E.	94	121	\$ 1,851.66	\$ 154.31
523	72 Cornerstone Manor N.E.	95	121	\$ 1,851.66	\$ 154.31
521	72 Cornerstone Manor N.E.	96	122	\$ 1,866.97	\$ 155.58
515	72 Cornerstone Manor N.E.	98	122	\$ 1,866.97	\$ 155.58
513	72 Cornerstone Manor N.E.	99	121	\$ 1,851.66	\$ 154.31
511	72 Cornerstone Manor N.E.	100	121	\$ 1,851.66	\$ 154.31
509	72 Cornerstone Manor N.E.	101	121	\$ 1,851.66	\$ 154.31
507	72 Cornerstone Manor N.E.	102	121	\$ 1,851.66	\$ 154.31
505	72 Cornerstone Manor N.E.	103	121	\$ 1,851.66	\$ 154.31
503	72 Cornerstone Manor N.E.	104	122	\$ 1,866.97	\$ 155.58
6451	128 Avenue N.E.	73	114	\$ 1,744.54	\$ 145.38
6453	128 Avenue N.E.	74	114	\$ 1,744.54	\$ 145.38
6455	128 Avenue N.E.	75	114	\$ 1,744.54	\$ 145.38
6457	128 Avenue N.E.	76	113	\$ 1,729.24	\$ 144.10
6459	128 Avenue N.E.	77	113	\$ 1,729.24	\$ 144.10
6461	128 Avenue N.E.	78	114	\$ 1,744.54	\$ 145.38
6467	128 Avenue N.E.	55	114	\$ 1,744.54	\$ 145.38
6469	128 Avenue N.E.	56	114	\$ 1,744.54	\$ 145.38
6471	128 Avenue N.E.	57	114	\$ 1,744.54	\$ 145.38
6473	128 Avenue N.E.	58	113	\$ 1,729.24	\$ 144.10
6475	128 Avenue N.E.	59	113	\$ 1,729.24	\$ 144.10
6477	128 Avenue N.E.	60	114	\$ 1,744.54	\$ 145.38
1747	Cornerstone Blvd. N.E.	38	114	\$ 1,744.54	\$ 145.38
1745	Cornerstone Blvd. N.E.	39	114	\$ 1,744.54	\$ 145.38
1743	Cornerstone Blvd. N.E.	40	113	\$ 1,729.24	\$ 144.10
1741	Cornerstone Blvd. N.E.	41	114	\$ 1,744.54	\$ 145.38
1735	Cornerstone Blvd. N.E.	67	114	\$ 1,744.54	\$ 145.38
1733	Cornerstone Blvd. N.E.	68	114	\$ 1,744.54	\$ 145.38
1731	Cornerstone Blvd. N.E.	69	114	\$ 1,744.54	\$ 145.38
1729	Cornerstone Blvd. N.E.	70	113	\$ 1,729.24	\$ 144.10
1727	Cornerstone Blvd. N.E.	71	114	\$ 1,744.54	\$ 145.38
1721	Cornerstone Blvd. N.E.	43	114	\$ 1,744.54	\$ 145.38
1719	Cornerstone Blvd. N.E.	44	114	\$ 1,744.54	\$ 145.38
1717	Cornerstone Blvd. N.E.	45	114	\$ 1,744.54	\$ 145.38
1715	Cornerstone Blvd. N.E.	46	113	\$ 1,729.24	\$ 144.10
1713	Cornerstone Blvd. N.E.	47	113	\$ 1,729.24	\$ 144.10
1711	Cornerstone Blvd. N.E.	48	114	\$ 1,744.54	\$ 145.38
100	Cornerstone Manor N.E.	31	114	\$ 1,744.54	\$ 145.38
98	Cornerstone Manor N.E.	32	114	\$ 1,744.54	\$ 145.38
96	Cornerstone Manor N.E.	33	114	\$ 1,744.54	\$ 145.38
94	Cornerstone Manor N.E.	34	113	\$ 1,729.24	\$ 144.10
92	Cornerstone Manor N.E.	35	113	\$ 1,729.24	\$ 144.10
90	Cornerstone Manor N.E.	36	114	\$ 1,744.54	\$ 145.38
84	Cornerstone Manor N.E.	26	114	\$ 1,744.54	\$ 145.38
82	Cornerstone Manor N.E.	27	114	\$ 1,744.54	\$ 145.38

80	Cornerstone Manor N.E.	28	113	\$	1,729.24	\$	144.10
78	Cornerstone Manor N.E.	29	114	\$	1,744.54	\$	145.38
68	Cornerstone Manor N.E.	19	114	\$	1,744.54	\$	145.38
66	Cornerstone Manor N.E.	20	114	\$	1,744.54	\$	145.38
64	Cornerstone Manor N.E.	21	114	\$	1,744.54	\$	145.38
62	Cornerstone Manor N.E.	22	113	\$	1,729.24	\$	144.10
60	Cornerstone Manor N.E.	23	113	\$	1,729.24	\$	144.10
58	Cornerstone Manor N.E.	24	114	\$	1,744.54	\$	145.38
420	72 Cornerstone Manor N.E.	53	114	\$	1,744.54	\$	145.38
418	72 Cornerstone Manor N.E.	52	114	\$	1,744.54	\$	145.38
416	72 Cornerstone Manor N.E.	51	113	\$	1,729.24	\$	144.10
414	72 Cornerstone Manor N.E.	50	114	\$	1,744.54	\$	145.38
408	72 Cornerstone Manor N.E.	62	114	\$	1,744.54	\$	145.38
406	72 Cornerstone Manor N.E.	63	114	\$	1,744.54	\$	145.38
404	72 Cornerstone Manor N.E.	64	113	\$	1,729.24	\$	144.10
402	72 Cornerstone Manor N.E.	65	114	\$	1,744.54	\$	145.38
322	72 Cornerstone Manor N.E.	80	114	\$	1,744.54	\$	145.38
320	72 Cornerstone Manor N.E.	81	114	\$	1,744.54	\$	145.38
318	72 Cornerstone Manor N.E.	82	113	\$	1,729.24	\$	144.10
316	72 Cornerstone Manor N.E.	83	114	\$	1,744.54	\$	145.38
310	72 Cornerstone Manor N.E.	106	114	\$	1,744.54	\$	145.38
308	72 Cornerstone Manor N.E.	107	114	\$	1,744.54	\$	145.38
306	72 Cornerstone Manor N.E.	108	114	\$	1,744.54	\$	145.38
304	72 Cornerstone Manor N.E.	109	113	\$	1,729.24	\$	144.10
302	72 Cornerstone Manor N.E.	110	114	\$	1,744.54	\$	145.38
210	72 Cornerstone Manor N.E.	121	114	\$	1,744.54	\$	145.38
208	72 Cornerstone Manor N.E.	120	114	\$	1,744.54	\$	145.38
206	72 Cornerstone Manor N.E.	119	114	\$	1,744.54	\$	145.38
204	72 Cornerstone Manor N.E.	118	113	\$	1,729.24	\$	144.10
202	72 Cornerstone Manor N.E.	117	114	\$	1,744.54	\$	145.38
120	72 Cornerstone Manor N.E.	115	114	\$	1,744.54	\$	145.38
118	72 Cornerstone Manor N.E.	114	114	\$	1,744.54	\$	145.38
116	72 Cornerstone Manor N.E.	113	113	\$	1,729.24	\$	144.10
114	72 Cornerstone Manor N.E.	112	114	\$	1,744.54	\$	145.38
108	72 Cornerstone Manor N.E.	85	114	\$	1,744.54	\$	145.38
106	72 Cornerstone Manor N.E.	86	114	\$	1,744.54	\$	145.38
104	72 Cornerstone Manor N.E.	87	113	\$	1,729.24	\$	144.10
102	72 Cornerstone Manor N.E.	88	114	\$	1,744.54	\$	145.38

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