

PERDIDO DUNES TOWER, A CONDOMINIUM
Association Estimated Operating Budget First Year

The following is a projected operating budget for the first year of operation of Perdido Dunes Tower, a condominium. The estimated annual budget is based upon information available at the time of preparation of this budget and assumes 100% occupancy with an annual budget of \$151,200. Due to the volatility of the insurance industry and other services available in Orange Beach, Alabama, costs and expenses related to the operating of the condominium may be higher or lower during the first year of operation.

INCOME:

Unit Assessment	\$151,200.	
Interest	\$ 200	
Capital Contribution	\$ 25,200.	
Contribution for Insurance	\$ 59,700.	
TOTAL INCOME		\$236,300.

OPERATING EXPENSES:

Administration and Management	\$ 7,400	
Accounting	\$ 7,200	
Legal	\$ 2,100	
Insurance (Flood, Hazard, Liability, D & O)	\$59,700	
Electricity	\$ 6,800	
Sewer and Water	\$19,800	
Sanitation	\$ 6,500	
Alarm and Elevator Telephone Lines	\$ 1,200	
Elevator Service and Maintenance	\$ 6,200	
Fire/Protection Alarm	\$ 1,200	
Cable and Wireless Internet	\$ 9,400	
Building Janitorial/Supplies/Maintenance	\$15,600	
Repairs	\$ 6,400	
Pest Service	\$ 1,900	
TOTAL EXPENSES		\$151,400

Estimated Cumulative Capital Reserve	\$25,200
Estimated Operating (Insurance) Reserve	\$59,700

ESTIMATED RESERVE TOTAL (YEAR END) \$84,900

(NEED NOT BE BUILT)

ESTIMATED FIRST YEAR CONDOMINIUM FEES PER UNIT

<u>Annual Amount</u>	<u>Monthly Amount</u>
\$7,560.	\$630

MONTHLY FEE INCLUDES

Amenities maintenance
Accounting
Insurance (flood, windstorm, liability, D & O)
Legal
Sewer and water
Sanitation
Building maintenance
Management
Basic cable and internet
Pest Control
Common area electrical

“NEED NOT BE BUILT”