

WESLEY MEWS  
CONDOMINIUM ASSOCIATION

PROJECTED OPERATING BUDGET  
FOR  
ANTICIPATED FIRST YEAR OF OPERATIONS

18 UNITS

Income:

Monthly Assessment of Unit Owners (\$78.00 per month per Unit)	\$16,848.00
Working Capital Fund (\$156.00 per Unit paid at closing)	<u>2,808.00</u>
Total Revenue	\$19,656.00

Common Expenses:

Legal & Accounting	\$ 150.00	
Street Lighting	360.00	
Fire Hydrant Charges	1,400.00	
Insurance	2,400.00	
Snow Removal	1,300.00	
Landscaping	5,900.00	
Management	2,160.00	
Miscellaneous	158.00	
Reserve for Replacement	3,020.00	
Working Capital Fund	<u>2,808.00</u>	
Total Expenses & Reserves		\$19,656.00

NOTES:

1. THIS OPERATING BUDGET IS A PROJECTION PREPARED BY THE DECLARANT PRIOR TO THE CREATION OF THE CONDOMINIUM, AND IS THEREFORE SUBJECT TO CHANGE BASED UPON ACTUAL OPERATING EXPERIENCE.
2. THIS OPERATING BUDGET INCLUDES A FEE PAID TO A MANAGEMENT COMPANY RELATED TO THE DECLARANT.
3. THIS OPERATING BUDGET INCLUDES NO CHARGES FOR TRASH REMOVAL. OWNERS ARE EXPECTED TO ARRANGE FOR TRASH REMOVAL DIRECTLY WITH THE CONTRACTOR DESIGNATED BY LOWER ALLEN TOWNSHIP.