



**41 - 45 Cliff Road
Gloucester, Massachusetts**

Estimated Annual Condominium Budget for Six Units

Snow Plowing	\$4,500.00
Landscaping	\$9,500.00
Master and Trustee Insurance	\$15,000.00
Building Exterior Maintenance	\$2,000.00
Management & Accounting	\$10,000.00
Capital Reserve Fund	\$7,500.00
Total Annual Cost:	\$48,500.00
Estimated Monthly Fee Per Unit:	\$673.61

Notes and Disclaimer:

- 1) The above costs are estimates only. Actual monthly fee may vary at time of closing.
- 2) The Seller, Brier Cliff Realty, 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 under jurisdiction of the Trust, Brier Cliff By The Beach, during the first full year after the 6 units have been completed and assuming all 6 units are declared and sold.