

**2021 BUDGET FOR**  
**46 UNION STREET CONDOMINIUM**

Insurance	\$5,880.00
Common Water & Sewer	*
Common Electric	\$500.00
Snow Removal/Landscaping	\$6,500.00
Alarm Monitoring	\$700.00
Property Management	\$10,000.00
TOTAL	\$23,580.00
Reserves	\$2,358.00
Total With Reserves	\$25,938.00
14 units – Approximate Condo Fee	\$154.39/Month

\* NOTE: The water bill is paid on an “as-used” basis and is therefore not included in the annual budget for the 46 Union Street Condominium Trust. Each unit is separately sub-metered off of single common main meter. Unit owners will each contribute towards the water bill in accordance with their unit’s individual usage.

Upon the initial sale of each unit, each buyer shall deposit two month’s condominium fees into the 46 Union Street Condominium Trust reserve account and reimburse seller their prorated contribution to the master insurance premium. See Section 5.4.2 of the Declaration of Trust.

This budget is an estimate of the anticipated annual operating costs of the condominium based upon similarly situated condominiums in the area. These are not actual costs and as such the operating costs and monthly condo fee are subject to later revision in the trustees’ judgment.