THE VILLAGE AT
CANTER BROOK FARM
HAMILTON, MASSACHUSETTS

Proposed, estimated budget for common areas & infrastructure maintenance expenses under jurisdiction of the Canter Brook Farm Condominium Trust, during the first year after the condominium has been completed, assuming all 23 homes are declared.

Monthly Fee	495
Number of Homes	23

Revenues

INCOME - CONDO FEES	136,620
Total Revenues	136,620

Expenses

ACCOUNTING & BOOKKEEPING	1,500
RESERVES (3)	13,662
BANK CHARGES	120
MASTER INSURANCE POLICY	25,000
UMBRELLA LIABILITY INSURANCE	3,500
DIRECTORS/OFFICERS INSURANCE	1,100
LANDSCAPING & GROUNDS KEEPING	28,000
MAINTENANCE-GENERAL	5,000
MANAGEMENT FEE	12,000
OFFICE & MEETING EXPENSE	1,000
R & M WELL PUMP	1,800
R & M IRRIGATION	3,500
R & M SEPTIC SYSTEM	2,500
SEPTIC TESTING AND DOCUMENTATION	6,600
SNOW PLOWING	18,000
STREET SWEEPING	1,500
TRASH REMOVAL	5,500
UTIL - SEPTIC & STREET LIGHTS	5,880
Total Expenses	136,412
Net Income	208

Notes and Disclaimer

1. Unit purchasers should be aware that the Seller cannot predict future common area expenses. Unit purchasers should also contemplate the future cost of Insurance and the cost of maintaining the common area facilities as they age. Further Seller cannot predict if the Trustees or the unit owners choose to vote for items that are not on the above proposed, estimated budget for the initial year of operation.

2. The Seller, Canter Brook Capital, LLC shall pay a monthly condominium fee for each and every unit that has been added to the condominium but remains unsold.

3. These reserves are derived from Monthly Fees for future unexpected maintenance or planned capital improvements and are in addition to the Reserve Fees collected at each unit closing, which will total $44,620 through the 23 unit sales.