

VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC
SPECIAL ASSESSMENT BUDGET BREAKDOWN
EXHIBIT - A

Association	Village at Odeand
Date	4/25/2026
Number of Units	410
Number of Payments	204
Frequency of Payments	Monthly
Frequency of Payments #	1
Total number of months	204
Special Assessment Start Date	6/1/2026
Special Assessment End Date	5/1/2043
Total Number of Years	18
Additional Expenses Excluding Loan Interest	\$1,579,271.96
Extra Contingency Expense	\$1,152,393.99
Project Expenses	\$14,892,499.98
TOTAL SPECIAL ASSESSMENT	\$17,618,165.33

IF OBTAINING A LOAN

Bank Interest	\$13,079,883.08
ESTIMATED TOTAL PROJECT COST	\$30,698,048.41

ADDITIONAL PROJECT EXPENSE	GL CODE	Cost	Total Expense	Section Total
Administrative Expenses - Schedule II				
FIRSTSERVICE - SPA Prep and Communication per year		\$10.00	\$73,800.00	\$325,950.00
FIRSTSERVICE - SPA Payment Processing		\$3.00	\$250,920.00	
FIRSTSERVICE - SPA Notice Mailout Expense		\$3.00	\$1,230.00	
Legal Expenses				
ATTORNEY - Notice Prep		\$3,000.00	\$3,000.00	\$36,000.00
ATTORNEY - Vendor Contract Review		\$14,000.00	\$14,000.00	
ATTORNEY - Meeting Attendance		\$3,000.00	\$3,000.00	
ATTORNEY - Other Expenses		\$16,000.00	\$16,000.00	
Construction Contingency Expenses				
CONTINGENCY - Construction Changes 7% -30%		\$1,042,474.96	\$1,042,474.96	\$1,042,474.96
Financing Expenses				
BANK - Loan Processing Fees		\$165,847.00	\$165,847.00	\$13,248,730.08
BANK - Other Expenses			\$0.00	
ATTORNEY - Loan Review		\$3,000.00	\$3,000.00	
BANK - Interest		\$13,079,883.08	\$13,079,883.08	
Additional Expenses Total:			\$14,653,155.03	

CONTINGENCY EXPENSE	GL CODE	Cost	Total Expense	Section Total	
Additional Contingency, Related Soft Costs, and Miscellaneous Repairs					% for contingency
CONTINGENCY - Extra 7% - 25%		\$1,152,393.99	\$1,152,393.99	\$1,152,393.99	7.00%
	Contingency Expense		\$1,152,393.99		

PURPOSE OF SPECIAL ASSESSMENT:[illegible]

SCHEDULE OF FULL PAYMENT - EXCLUDING INTEREST

Association	Village at Dadeland
Number of Units	410
Number of Payments	204
Administrative Expense	\$325,950.00
Legal Expense	\$36,000.00
Construction Expense	\$1,042,474.96
Loan Expense - Excluding Interest	\$168,847.00
Loan Interest	0
Delinquency Contingency	\$1,152,393.99
Project Expenses	\$14,892,499.38
	\$17,618,165.33

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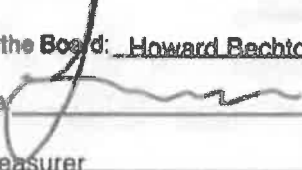
VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC
SPECIAL ASSESSMENT FEE BREAKDOWN
EXHIBIT - B-1

SCHEDULE OF MAINTENANCE MONTHLY - INCLUDING INTEREST

Association	Village at Dadeland
Number of Units	410
Number of Payments	204
Additional Expenses	\$1,573,271.96
Loan Interest	\$13,079,883.08
Delinquency Contingency	\$1,152,393.99
Project Expenses	\$14,892,499.38
	\$30,698,048.41

Building- Unit Type	Total Percentage	Number Of Units	Percentage of Unit Ownership	Per Unit Paid In Full	All Units Paid In Full	Pay per unit based on payment schedule
Building Type-A	4.5384	24	0.1891	\$ 58,050.01	\$ 1,393,200.23	284.56
Building Type-B	3.844	20	0.1922	\$ 59,001.65	\$ 1,180,032.98	289.22
Building Type-C	7.0776	36	0.1966	\$ 80,352.86	\$ 2,172,685.07	295.84
Building Type-D	16.226	76	0.2135	\$ 65,540.33	\$ 4,981,065.33	321.28
Building Type-E	3.4656	18	0.2168	\$ 66,491.97	\$ 1,063,871.57	325.94
Building Type-F	21.7728	88	0.3474	\$ 73,950.04	\$ 6,681,603.66	372.36
Building Type-G	10.93516	44	0.3489	\$ 76,711.35	\$ 3,375,299.54	376.04
Building Type-H	10.724	40	0.2881	\$ 82,301.47	\$ 3,292,058.71	403.44
Building Type-I	8.65686	32	0.2705	\$ 83,047.43	\$ 2,657,517.77	407.30
Building Type-J	2.6328	8	0.3291	\$ 101,027.38	\$ 808,218.72	495.23
Building Type-K	0.6706	2	0.3353	\$ 102,930.56	\$ 205,861.11	504.36
Building Type-L	6.2528	16	0.3906	\$ 119,967.97	\$ 1,919,487.57	588.08
Building Type-M	6.1456	8	0.3932	\$ 120,704.73	\$ 965,637.81	591.69

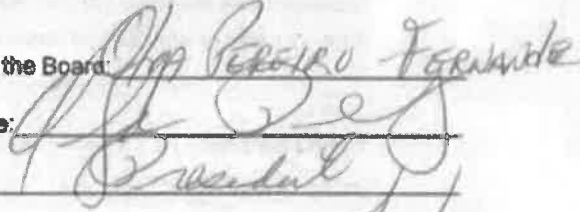
Name of the Board: Howard Bechtold

Signature: 

Title: Treasurer

Date Special Assessment Approved: 5/29/2026

Name of the Board: John Pereira Fernando

Signature: 

Title: President

Date Special Assessment Approved: 5/29/26