

## COST TO OWN: EXECUTIVE SUMMARY

<b>Development</b>	<b>THIRTY ONE - Villa 2</b>
<b>Address</b>	3820 E County Hwy 30A
<b>Bedrooms</b>	4 + Office
<b>Bathrooms</b>	4.5
<b>Square Feet - Conditioned</b>	4,539
<b>Year Built</b>	2018
<b>Price</b>	\$7,100,000



	ESTIMATED EXPENSES
<b>Property Taxes</b> (Nov 2022 Tax bill)	\$26,512
<b>Home Owner's Insurance: HO6</b> (Current Owner's Insurance Rate)	\$4,508
<b>HOA Fees</b> (\$5,202 Monthly)	\$62,424
<b>Electricity</b> (\$306 Ave Monthly)	\$3,672
<b>Cable &amp; Internet</b> (\$51 Monthly) - Included in HOA dues, however, current owner pays for upgrades	\$612
<b>Water &amp; Sewer</b> (Included in HOA)	\$0
<b>Natural Gas</b> (Included in HOA)	\$0
<b>Beach Chair Service</b> (Included in HOA)	\$0
<b>Resort Style Pool &amp; Maintenance</b> (Included in HOA)	\$0
<b>Landscaping</b> (Included in HOA)	\$0
<b>Preventative HVAC Equipment Care: Quarterly</b> (Included in HOA)	\$0
<b>Halo: Water Leak Detection System</b> (Included in HOA)	\$0
<b>Pest Control</b> (Included in HOA)	\$0
<b>Additional HOA Items:</b> Fitness Center, Fire Pit, Outdoor Kitchen Onsite Building Manager, 4 parking spaces (2 of 4 dedicated spots in garage), Elevator from garage directly into foyer.	\$0
<b>TOTAL SUM =</b>	<b>\$97,728</b>