



UNIT OVERVIEW

<u>Style</u>	<u>Sq. Ft.</u>	<u># of Units</u>	<u>Assessment</u>
1Bd, 1Bth	780	76	\$ 171.13
2Bd, 1Bth	1,000	76	\$ 219.39
2Bd, 1Bth Dlx	1,090	76	\$ 239.14
3Bd, 2Bth	1,180	76	\$ 258.88

ESTIMATED OPERATING BUDGET FOR 2009

Operating Expenses:

Insurance	\$ 70,949.00
Common Electric (<i>includes Central Air Conditioning</i>)	\$ 94,593.00
Water/Sewer	\$ 93,889.00
Gas (<i>includes Central Heat, Cooking Gas, and Hot Water</i>)	\$ 225,385.00
Landscaping	\$ 13,000.00
Snow Removal	\$ 16,000.00
Outside Cleaning Service	\$ 36,000.00
Scavenger	\$ 35,834.00
Pool	\$ 9,000.00
Payroll (<i>Maintenance</i>)	\$ 50,000.00
Management	\$ 72,000.00
Repairs	\$ 7,000.00
Contract Services	\$ 13,000.00
Fire Alarm/Alarm Line	\$ 18,070.00
Exterminator	\$ 1,700.00
Maintenance supplies	\$ 3,000.00
Administration supplies	\$ 2,000.00
Inspection fees	\$ 2,000.00
Professional services	\$ 8,000.00
Capital Reserves for Replacement	\$ 40,601.00
	<u>\$ 812,021.00</u>

Miscellaneous Income Not Included in Budget

Income from fees	\$ 1,675.00
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Initial reserve after all units are closed is estimated at \$130,630
(2 months reserve from each unit due at closing)

NOTE: This is an estimated budget ONLY and numbers are subject to change.