



## UNIT OVERVIEW

<u>Style</u>	<u>Sq. Ft.</u>	<u># of Units</u>	<u>Assessment</u>
1Bd, 1Bth	676	51	\$ 136.87
1Bd, 1Bth	684	51	\$ 143.72
2Bd, 1Bth	875	77	\$ 177.94
2Bd, 1Bth	895	216	\$ 184.78
Loft	1385	1	\$ 287.44
<b>GARAGES</b>	1 space	124	<b>\$ 15.00</b>

### ESTIMATED OPERATING BUDGET FOR 2009

#### Operating Income:

Washer/Dryer Lease	\$ 18,000.00
Garage income	\$ 7,440.00
	<u>\$ 25,440.00</u>

#### Operating Expenses:

Insurance	\$ 74,000.00
Common Electric	\$ 73,000.00
Water/Sewer	\$ 155,000.00
Gas (for Hot Water)	\$ 111,000.00
Exterminator	\$ 4,000.00
Payroll - Maintenance	\$ 60,000.00
Management	\$ 95,040.00
Major Repairs	\$ 15,000.00
Pool/Playground	\$ 21,000.00
Inspections/Fees	\$ 2,500.00
Snow Removal	\$ 50,000.00
Lawn/Ground	\$ 38,000.00
Cleaning	\$ 45,000.00
Trash Removal	\$ 23,920.00
Alarm	\$ 18,100.00
Office - Administrative	\$ 2,965.00
Supplies/Other	\$ 5,950.00
Professional Services	\$ 7,000.00
*Reserves	\$ 42,500.00
	<u><u>\$ 825,975.00</u></u>

**\*Initial reserve after all units are closed is \$116,680  
(2 months reserve from each unit due at closing)**