



UNIT OVERVIEW

<u>Style</u>	<u>Sq. Ft.</u>	<u># of Units</u>	<u>Assessment</u>
1Bd, 1Bth	660	92	\$ 150.24
1Bd, 1Bth Dlx	725	34	\$ 166.93
2Bd, 1Bth	850	132	\$ 191.97
2Bd, 1Bth Lg	895	95	\$ 200.32
2Bd, 1Bth Dlx	907	95	\$ 208.67

ESTIMATED OPERATING BUDGET FOR 2009

Operating Expenses:

Insurance	\$ 101,600
Common Electric	\$ 30,000
Water	\$ 250,000
Gas (for Heat and Hot Water)	\$ 245,000
Scavenger	\$ 46,000
Snow Removal	\$ 45,000
Landscaping	\$ 24,000
Cleaning Services	\$ 52,000
Contractor Services	\$ 15,000
Repairs/Supplies	\$ 10,046.00
Payroll (Maintenance)	\$ 25,000.00
Professional Services	\$ 5,600.00
Management	\$ 30,000.00
Exterminating	\$ 2,000.00
Administration Supplies	\$ 2,500
Inspection Fees	\$ 2,000
Fire Alarm	\$ 15,000
Legal Fee Real Estate Taxes	\$ 60,000
Capital Reserves for Replacement	\$ 50,564.00
	<u>\$ 1,011,310.00</u>

Miscellaneous Income Not Included in Budget

Vending Machines	\$ 133.48
Parking Permits	\$ 1,875.00
Laundry Income	\$ 5,000.00
	<u>\$ 7,008.48</u>

Initial reserve after all units are closed is estimated at \$134,980
(2 months reserve from each unit due at closing)

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