

# Association Dues

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Date: 29-Nov-06

## Monthly Projected Assessments

Description	Projected Operating Expense	% of Total	Annual Cost per Unit	Example Unit 409
<b>Disbursements</b>				
Real Estate Management Fee	25,000.00	10.38%	2.89	391.47
Deferred Maintenance Account	35,100.00	14.57%	4.06	549.63
Office Supplies	2,500.00	1.04%	0.29	39.15
Legal Fees	2,500.00	1.04%	0.29	39.15
Telephone	3,500.00	1.45%	0.40	54.81
Interest Expense	15,000.00	6.23%	1.73	234.88
Gas & Electricity - Heat & Cool	25,000.00	10.38%	2.89	391.47
Common Area Electric	12,250.00	5.09%	1.42	191.82
Water and sewer	15,000.00	6.23%	1.73	234.88
Storm Water	2,500.00	1.04%	0.29	39.15
Building and Maintenance repairs	10,000.00	4.15%	1.16	156.59
Maintenance Supplies	2,000.00	0.83%	0.23	31.32
Elevator Maintenance	8,500.00	3.53%	0.98	133.10
Snow Removal	2,500.00	1.04%	0.29	39.15
Accounting Fee (annual audit)	3,000.00	1.25%	0.35	46.98
Trash removal	4,500.00	1.87%	0.52	70.47
Equipment maintenance & repair	1,500.00	0.62%	0.17	23.49
Fire Safety Equipment	1,500.00	0.62%	0.17	23.49
Insurance	15,000.00	6.23%	1.73	234.88
Property taxes (Base Tax Level)	39,000.00	16.19%	4.51	610.70
Satellite TV Expense	15,000.00	6.23%	1.73	234.88
<b>Total Annual Expense</b>	<b>240,850.00</b>	<b>100.00%</b>	<b>27.83</b>	<b>3,771.46</b>

### SAMPLE CALCULATIONS

Total Area of all Units	86,532.00	
Assume 10 s.f. = 1voting unit	8,653.20	
Number of voting units =	8,653.20	
<b>Apartment No.</b>	<b>409</b>	
Area of this Apartment ( in s.f. )	1,355	
No. of voting Units for this apartment	135.50	
<b>Projected Assessment for this Unit per month</b>	<b>314.29</b>	<b>Cost per SF/Month \$0.23</b>

*This projection is based on current utility expenses. The volatility of the market is unpredictable, however, every home owner will be faced with this element of the uncertainty of future expense regardless of where they live. The projected expenses are based on local comparably sized condominium buildings.*