

EXHIBIT 3: 2009-FISCAL-YEAR BUDGET
Nubanusit Neighborhood & Farm, A Condominium

Operating Budget approved by Unit Owners Association
December 14, 2008

Item	Annual Cost
Heat and Hot Water	\$28,400
Casualty and Liability Insurance	\$12,000
Snow Removal	\$8,000
Groundskeeping	\$3,750
Building and equipment maintenance	\$6,520
Common house	\$6,440
Community enrichment	\$0
Other (Legal, office supplies, accounting, childcare etc)	\$1,500
Capital reserve and operating contingency:	
Capital reserve	\$5,000
Operating contingency	\$5,010
TOTAL	\$76,620

Monthly Condo Fee for Sold or Occupied Units - 2009

Unit Type	Operating¹	Special Assessment²	Total
First-floor 2-bedroom unit in quad	\$146	\$20	\$ 166
Second/Third floor 2-bedroom unit in quad	\$208	\$20	\$ 228
2-bedroom unit in duplex	\$239	\$20	\$ 259
3-bedroom unit in duplex	\$283	\$20	\$ 303
4-bedroom unit in single	\$319	\$20	\$ 339
Governor's House (commercial)	\$246	\$0	\$ 246
Farm	\$0	\$0	\$ 0

Notes:

1. The Operating Budget was approved by the Unit Owners Association at the Annual Meeting on December 14, 2008.
2. The Non-Operating Budget was approved by the Unit Owners Association at a special meeting on January 10, 2009 for a Special Assessment flat rate of \$20/month/unit, regardless of unit type.