

2010 BUDGET, DUES & SALES PRICES Nubanusit Neighborhood & Farm Cohousing, A Condominium

Budget ¹	
Item	Annual Cost
Administration	\$5,666
Fire Alarms	\$3,700
Insurance	\$12,132
Plowing	\$8,500
Pond Sampling	\$200
Repairs	\$2,000
Reserves Study	\$3,000
Reserves	\$10,000
Utilities	\$5,980
Common House	\$3,200
Heat & Hot Water	\$30,800
Landscape	\$3,135
Farm	\$6,930
Community Life Team	\$2,650
Technical (wireless internet)	\$2,162
Forest & Trails	\$300
Contingency	\$6,000
TOTAL	\$106,355

Dues include heat and hot water.

Sales Prices, Dues & Taxes					
Unit	Address	Sales Price	Dues ^{2,3}	Taxes ⁴	Description
16D	15D Callie's Cmn	\$375,000	\$238	\$542	2 nd floor quadplex – 2 Bedrooms
1D	50D Steele Rd	\$380,000	\$238	\$444	2 nd floor quadplex – 2 Bedrooms
2A	2B Village Ln	\$425,000	\$289	\$901	2 bedroom duplex
10A	93B Steele Rd	\$475,000	\$309	\$985	2 bedroom w/semi-finished attic
2B	2A Village Ln	\$485,000	\$360	\$951	3 bedroom duplex
3	10 Village Ln	\$580,000	\$382	\$977	Single Family – 4 Bedrooms
6	7 Village Ln	\$585,000	\$382	\$1,008	Single Family – 4 Bedrooms

Notes:

1. The Operating Budget was approved by the Unit Owners Association at the Annual Meeting on December 12 2009.
2. The allocation of the budget by unit was approved by the Unit Owners Association at the November 2009 meeting.
3. Dues when occupied/sold by NRP.
4. Taxes are prorated to per month based on the November 9, 2009 tax bill and provided for informational purposes only. NH does not have an income tax on wages.