



2010 Owner's Association Budget

Common area square feet and percent per Exhibit A to the Declaration of the Trails Edge Condominiums:

2080	1968	1365	1962	3407	2559	2173	1351	2032	2579	160	162
9.54%	9.03%	6.26%	9.00%	15.63%	11.74%	9.97%	6.20%	9.32%	11.83%	0.74%	0.74%

TOTAL ANNUAL	Monthly per Unit											Parking 11	Parking 12
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10			
Common Expense Budget for 2010													
Bank Service Charges	50	0.40	0.38	0.26	0.38	0.65	0.49	0.42	0.26	0.39	0.49	0.03	0.03
Cable TV basic \$35/Unit/mo voluntary	-	0	0	0	0	0	0	0	0	0	0	0	0
Cleaning: Lobby & Garage	500	4	4	3	4	7	5	4	3	4	5	0	0
Elevator Maintenance Contract	6,600	52	50	34	50	86	65	55	34	51	65	4	4
Sprinkler System Inspections	564	4	4	3	4	7	6	5	3	4	6	0	0
Fire Alarm Monitoring	300	2	2	2	2	4	3	2	2	2	3	0	0
Insurance - Property, Gen Liability	3,750	30	28	20	28	49	37	31	19	29	37	2	2
Property Management Fee @ 7.5%	6,522	52	49	34	49	85	64	54	34	51	64	4	4
Accounting Legal, Tax Prep	1,000	8	8	5	8	13	10	8	5	8	10	1	1
Repairs & Maint - Common	1,250	10	9	7	9	16	12	10	6	10	12	1	1
Gutter Cleaning	500	4	4	3	4	7	5	4	3	4	5	0	0
Trash Removal	600	5	5	3	5	8	6	5	3	5	6	0	0
Telephone - Front Door, Elevators, Security	1,440	11	11	8	11	19	14	12	7	11	14	1	1
Window Washing - Common	2,000	16	15	10	15	26	20	17	10	16	20	1	1
Landscape Maintenance	2,500	20	19	13	19	33	24	21	13	19	25	2	2
Utilities - (Billed based on actual costs)													
Gas	24,000	191	181	125	180	313	235	199	124	186	237	15	15
Water/Sewer	2,400	19	18	13	18	31	23	20	12	19	24	1	1
Water - Irrigation / Separate meter	500	4	4	3	4	7	5	4	3	4	5	0	0
Electric / Common Account 21323	24,000	191	181	125	180	313	235	199	124	186	237	15	15
Reserve for Replacement	15,000	119	113	78	113	195	147	125	78	117	148	9	9
Total Common Expenses	93,476	743	703	488	701	1,218	915	777	483	726	922	58	58
Other Dues													
MV Assessments	4,800	38	36	25	36	63	47	40	25	37	47	3	3
Trails Edge Subdivision Assoc Dues	10,620	84	80	55	80	138	104	88	55	82	105	7	7
Total Budget	108,896	866	819	568	817	1,418	1,065	905	563	846	1,074	67	67

Each unit has a separate electric meter and unit owners receive separate electric bills.

Property taxes for 2009 were charged for the property as a whole and allocated based on Common Area Percentages.

Future property tax bills will be based on individual unit assessments and will be billed directly to each unit owner.