

80 WEBSTER AVENUE CONDOMINIUM: March 9, 2009

**EXHIBIT G: PROPOSED CONDOMINIUM BUDGET FOR:
80 WEBSTER AVENUE, SOMERVILLE, MA
A 46 UNIT BUILDING IN A 46 UNIT ASSOCIATION**

A new, 46 unit, wood-frame building. Part of the Planned Unit Development known as Union Place. There is a common electric meter for all exterior lights, and interior common spaces. Common gas meter for all heat, hot water, and cooking gas. Common water meter.

ITEM		PER MONTH
1.	Water	\$1,100.00
2.	Common electric	800.00
3.	Snow removal	350.00
4.	Landscaping	350.00
5.	Exterior cleaning	200.00
6.	Trash removal	700.00
7.	Sprinkler maintenance	300.00
8.	Elevator maintenance	200.00
9.	Interior cleaning	440.00
10.	Legal	70.00
11.	Common Gas	2,800.00
12.	Insurance	1,300.00
13.	Management	1,400.00
14.	Accounting	100.00
15.	Trash moving	100.00
16.	Maintenance	950.00
17.	Reserve for common areas	900.00
TOTAL		12,060.00
Total:		\$12,060

Please Note:

- These are estimates, made in good faith by the declarant of the Condominium. Actual costs will depend on the consumption of services and utilities, and the behavior of the occupants. Budget will most likely need to be adjusted after one year of operating information is available.

UNITS	Unit Percentage	
*1A	0.92%	\$110.96
1C	1.60%	\$192.96
1D	1.92%	\$231.55
1E	1.47%	\$177.28
*1F	1.24%	\$149.54
1G	2.17%	\$261.70
1H	1.85%	\$223.11

BUYERS INITIALS AT P&S: _____

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1J	1.28%	\$154.37
1K	1.98%	\$238.79
*1L	1.09%	\$131.46
2A	3.07%	\$370.24
2B	1.92%	\$231.55
2C	2.23%	\$268.94
2D	2.11%	\$254.47
2E	3.00%	\$361.80
2F	1.92%	\$231.55
2G	2.23%	\$268.94
2H	2.04%	\$246.02
*2J	1.22%	\$147.13
*2K	1.22%	\$147.13
2L	2.94%	\$354.56
*2M	1.22%	\$147.13
3A	3.13%	\$377.48
3B	1.98%	\$238.79
3C	2.23%	\$268.94
3D	2.17%	\$261.90
3E	3.00%	\$361.80
3F	2.04%	\$246.02
3G	2.30%	\$277.38
3H	2.04%	\$246.02
3J	1.40%	\$168.84
3K	2.11%	\$254.47
3L	3.13%	\$377.48
*3M	1.22%	\$147.13
4A	3.70%	\$446.22
4B	2.49%	\$300.29
4C	2.94%	\$354.56
4D	2.81%	\$338.89
4E-U/A	3.70%	\$446.22
4F-U/A	2.55%	\$307.53
4G	3.13%	\$377.48
4H	2.11%	\$254.47
4J	1.40%	\$168.84
4K	2.68%	\$323.21
4L	3.70%	\$446.22
4M	1.40%	\$168.84
TOTAL	100.00%	\$12,059.98

* Indicates affordable unit set aside under City of Somerville Inclusionary Zoning. These will be marketed by the City of Somerville Housing Department. For more information, call 617 625 6600.

Additional notes:

1. Utility rates are subject to change, which will affect total condominium expenses, and thus unit fees.

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2. Please see attached information about garage. Current parking rate is \$125.00 per month. Cost of garage spaces may increase each year based on the change in the Consumer Price Index, and change in base year taxes, lease, insurance, and utilities. This increase will be charged to the condominium, which may then need to raise condominium unit fees to cover the increase.
3. Each unit has the right to rent 1 parking space from Somerville Housing Group Trust III, owner of the garage, within the garage. Additional spaces required for additional cars may be available, and would be leased directly from the Somerville Housing Group Trust III. To use any assigned spaces, or additional spaces, a license must be signed with SHGT III, the owner of the garage, and all regulations set forth in that license must be followed.
4. Please see attached information: The condominium association may fine, or “special assess” unit owners for parking on the street.
5. The condominium budget as a whole can be altered by vote of the trustees.
6. **THIS IS ONLY AN ESTIMATED BUDGET. DECLARANT DOES NOT HAVE HISTORICAL INFORMATION YET ON THIS PROPERTY TO DO MORE THAN ESTIMATE UTILITY CONSUMPTION, TRASH REMOVAL COSTS AND CLEAN UP COSTS, AND WATER AND LANDSCAPING COSTS. MANY LINE ITEMS IN THE BUDGET, ESPECIALLY GAS AND WATER CONSUMPTION, WILL DEPEND ON THE BEHAVIOR OF THE OCCUPANTS. LINE ITEMS SUCH AS LANDSCAPING WILL DEPEND UPON THE EXTENT THAT ANY OWNERS WISH TO INVOLVE THEMSELVES. BUDGET WILL MOST LIKELY NEED TO BE ADJUSTED AFTER ONE YEAR OF OPERATING INFORMATION IS AVAILABLE.**

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