

Monthly Charges Breakdown

All Charges Effective April 1, 2022

ALL UNIT TYPES ARE SUBJECT TO A \$200.00 CONTRACT PREP FEE

2 Bedroom Bungalow (A)	Operating Expense Breakdown
Purchase Price \$68,500.00	Taxes 192.02
Down Payment 5,000.00	Insurance 51.80
Amount Financed 63,500.00	Major Improvements 193.99
360 Payments of 176.38	Operating 162.08
Final Payment 3.20	Total Operating Expenses 599.89

<i>First Month:</i>	<i>Payment Breakdown</i>
Payment 176.38	\$176.38 = \$33.90 Member/\$142.48 Association
Operating 599.89	Member - entire contract \$ 12,204.61
Interest 330.73	Association \$ 51,295.39
Monthly Charges \$ 1,106.99	Total Breakdown \$ 63,500.00

3 Bedroom Duplex (B)	Operating Expense Breakdown
Purchase Price \$68,500.00	Taxes 196.67
Down Payment 5,000.00	Insurance 46.51
Amount Financed 63,500.00	Major Improvements 193.99
360 Payments of 176.38	Operating 162.05
Final Payment 3.20	Total Operating Expenses 599.22

<i>First Month:</i>	<i>Payment Breakdown</i>
Payment 176.38	\$176.38 = \$33.90 Member/\$142.48 Association
Operating 599.22	Member - entire contract \$ 12,204.61
Interest 330.73	Association \$ 51,295.39
Monthly Charges \$ 1,106.33	Total Breakdown \$ 63,500.00

3 BR 2 Sty, 2 BR End (C)	Operating Expense Breakdown
Purchase Price \$65,500.00	Taxes 188.90
Down Payment 5,000.00	Insurance 46.39
Amount Financed 60,500.00	Major Improvements 193.99
360 Payments of 168.05	Operating 160.47
Final Payment 2.00	Total Operating Expenses 589.75

<i>First Month:</i>	<i>Payment Breakdown</i>
Payment 168.05	\$168.05 = \$31.81 Member/\$136.24 Association
Operating 589.75	Member - Entire Contract \$ 11,451.98
Interest 315.10	Association \$ 49,048.02
Monthly Charges \$ 1,072.90	Total Breakdown \$ 60,500.00

2 BR 2 Sty	(D)	Operating Expense Breakdown	
Purchase Price	\$63,500.00	Taxes	183.35
Down Payment	5,000.00	Insurance	44.59
Amount Financed	58,500.00	Major Improvements	193.99
360 Payments of	162.50	Operating	161.24
Final Payment	0.00	Total Operating Expenses	583.17

First Month:		Payment Breakdown	
Payment	162.50	\$162.50 = \$30.42 Member/\$132.08 Association	
Operating	583.17	Member - Entire Contract	\$ 10,951.20
Interest	304.69	Association	\$ 47,548.80
Monthly Charges	\$ 1,050.36		\$ 58,500.00

1 BR Duplex	(E)	Operating Expense Breakdown	
Purchase Price	\$58,000.00	Taxes	177.80
Down Payment	5,000.00	Insurance	43.80
Amount Financed	53,000.00	Major Improvements	193.99
360 Payments of	147.22	Operating	160.71
Final Payment	0.80	Total Operating Expenses	576.30

First Month:		Payment Breakdown	
Payment	147.22	\$147.22 = \$26.58 Member/\$120.64 Association	
Operating	576.30	Member - Entire Contract	\$ 9,568.95
Interest	276.04	Association	\$ 43,431.05
Monthly Charges	\$ 999.56		\$ 53,000.00

The 6.25% interest rate is recalculated each month on the declining balance. As the balance declines, so does the interest. Each monthly payment will decrease slightly.

Of the monthly payment, the Association retains \$2.08 per \$1,000.00 of the purchase price
The remainder of the monies is placed into an internal equity fund under the member name.
(Example: \$56,000.00 divided by 1000 = \$56.00 x \$2.08 = \$116.48 \$116.48 minus \$91.28 = \$25.20)

All charges are effective April 1, 2022

All unit charges are subject to change