



Schedule of fees for membership

Your monthly fee is based on the square footage of your unit and reflects our operating costs, plus prudent reserves only – not additional profits for external management or ownership. The monthly fee is virtually all-inclusive: 30 meals per month, laundry service, housekeeping, comprehensive medical program, real estate and school taxes, scheduled transportation, and all utilities. Of course, all our common areas, our magnificent grounds and woods, and the many activities and superb amenities are there for your enjoyment.

January 1, 2025

Monthly Operating Fees

<u>APARTMENTS</u>		<u>SINGLE OCCUPANCY</u>	<u>DOUBLE OCCUPANCY</u>
CHERRY	(1 BEDROOM)	\$6,116	\$8,454
JUNIPER	(1 BEDROOM, DEN)	\$6,322	\$8,660
LOCUST	(2 BEDROOMS)	\$6,704	\$9,042
MODIFIED LOCUST	(2 BEDROOMS)	\$6,714	\$9,052
MODIFIED SPRUCE	(2 BEDROOMS)	\$6,722	\$9,060
SPRUCE	(2 BEDROOMS, DEN)	\$7,197	\$9,535
PINE	(TWO BEDROOMS, DEN)	\$7,202	\$9,540
BIRCH	(TWO BEDROOMS, DEN - CUSTOM END UNIT)	\$8,288	\$10,626
<u>VILLAS</u>			
WALNUT	(1 LEVEL)	\$7,667	\$10,005
WALNUT	(2 LEVELS)	\$7,555	\$9,893
APPLE	(1 LEVEL)	\$7,951	\$10,289
APPLE	(2 LEVELS)	\$7,840	\$10,178
CHESTNUT	(1 LEVEL)	\$8,315	\$10,653
CHESTNUT	(2 LEVELS)	\$8,205	\$10,543
GATEHOUSE		\$8,028	\$10,366

NOTES:

- Second person fee is \$2,338 per month
- Monthly fees are subject to change. The cooperative is a non-profit corporation,

and fees reflect only operating costs, plus prudent reserves.

- Capital assessment on all units \$700 per certificate.