



January 1, 2026

MONTHLY OPERATING FEES

CAPITAL ASSESSMENT

| <u>APARTMENTS</u> | | <u>SINGLE OCCUPANCY</u> | <u>DOUBLE OCCUPANCY</u> | <u>PER CERTIFICATE</u> |
|-------------------|---------------------------------------|-------------------------|-------------------------|------------------------|
| CHERRY | (1 BEDROOM) | \$6,345 | \$8,771 | \$700 |
| JUNIPER | (1 BEDROOM, DEN) | \$6,559 | \$8,985 | \$700 |
| LOCUST | (2 BEDROOMS) | \$6,955 | \$9,381 | \$700 |
| MODIFIED LOCUST | (2 BEDROOMS) | \$6,966 | \$9,392 | \$700 |
| MODIFIED SPRUCE | (2 BEDROOMS) | \$6,974 | \$9,400 | \$700 |
| SPRUCE | (2 BEDROOMS, DEN) | \$7,467 | \$9,893 | \$700 |
| PINE | (TWO BEDROOMS, DEN) | \$7,472 | \$9,898 | \$700 |
| BIRCH | (TWO BEDROOMS, DEN - CUSTOM END UNIT) | \$8,599 | \$11,025 | \$700 |
| <u>VILLAS</u> | | | | |
| WALNUT | (1 LEVEL) | \$7,955 | \$10,381 | \$700 |
| WALNUT | (2 LEVELS) | \$7,838 | \$10,264 | \$700 |
| APPLE | (1 LEVEL) | \$8,249 | \$10,675 | \$700 |
| APPLE | (2 LEVELS) | \$8,134 | \$10,560 | \$700 |
| CHESTNUT | (1 LEVEL) | \$8,627 | \$11,053 | \$700 |
| CHESTNUT | (2 LEVELS) | \$8,513 | \$10,939 | \$700 |
| GATEHOUSE | | \$8,329 | \$10,755 | \$700 |

NOTES:

- * Second person fee: \$2,426 per month
- * Monthly fees are subject to change from time to time. The cooperative is a non-profit corporation and fees reflect only operating costs plus prudent reserves.
- * Monthly fees include a comprehensive medical program, real estate and school taxes, housekeeping, a food allowance to spend as desired, flat linen service, scheduled transportation, and utilities.
- * In 2017, a capital fee (not associated with normal operating costs) was assessed as a separate line item on your monthly bill.

11/28/2025