

183 W. Main Street COA-2025 Projected Costs

Monthly

Annual

Name	Unit	Survey SF							
Copper Canyon Wellness	101	2684	\$	640.50	\$	7,686.00	*		
The River	205	2027	\$	483.72	\$	5,804.59	*		
The Center Piece	203	616	\$	147.00	\$	1,764.00	*		
The Main	201	1544	\$	368.45	\$	4,421.45	*		
Total SF		6871			\$	19,676.04			
Total COA Annual									
Monthly Reserve			\$	250.00	\$	3,000.00	*		
Annual Tax Returns			\$	20.00	\$	240.00	*		
Building Taxes			\$	131.00	\$	1,572.00	*		
Pest Control			\$	30.00	\$	360.00	*		
Insurance - Flood			\$	225.00	\$	2,700.00	*		
Insurance (GL) - Property			\$	50.00	\$	600.00	*		
Insurance (Property Coverage)			\$	460.00	\$	5,520.00	*		
Monthly Accounting			\$	75.00	\$	900.00	*		
Elevator Annual State Inspection			\$	16.67	\$	200.04	*		
Building Fire Alarm Monitoring/Inspection			\$	106.00	\$	1,272.00	*		
Common Area Cleaning			\$	75.00	\$	900.00	*		
Phone Line			\$	76.00	\$	912.00	*		
Utilities for House (Common Area)			\$	125.00	\$	1,500.00	*		
Totals			\$	1,639.67	\$	19,676.04			
SF Divider for Units			\$	2.86					