

183 W. Main Street COA-2025 Projected Costs

Name	Unit	Survey SF	Monthly	Annual
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	