

SYSTEM	DESCRIPTION BY ADDRESS	3408 CONNECTICUT	RESPONSIBLE PARTY: MANAGEMENT, PAYMENT	BASIS OF CONTRIBUTION	ESTIMATED TOTAL ANNUAL AMOUNT	3408 CONNECTICUT - ANNUAL PER BASIS
Site - Stormwater Management	Maintenance of the bio-retention facility is the responsibility of POA (for coordinating management of bio retention maintenance). All parties pay via pro rata share.	X	POA	Pro Rata	\$ 3,500	\$ 1,117
Utilities - Potable Water Metering Service	DC Water potable service is available to the building and main is accessible in 3408 Connecticut. Five [5] submeters are required to measure usage. One bill will be issued by DC Water for service to POA. Each property owner will be required to pay for their meter and usage on a regular basis - invoices will be directly billed to lot owners and payable to third-party provider. Third party provider will pay POA and POA pays utility fee. Estimated annual cost does not include usage fee payable as invoiced. POA will need to estimate usage for each succeeding month. True up at end of year by POA. Third party charges \$28.50 per unit per month for separately metering and invoicing. Includes Sanitary Sewer Service as outlined below.	X	POA	Direct Bill	\$ -	\$ -
Utilities - Sanitary Sewer	DC Water sanitary sewer is available to the building; to be billed as a part of the water service.	X	POA	Direct Bill	\$ -	\$ -
Utilities - Natural Gas	Natural Gas - Washington Gas is available to building and metered individually.	X	Each Lot Owner	Direct Bill	\$ -	\$ -
Utilities - Telecommunications	Verizon is available to the building and each lot.	X	Each Lot Owner	Direct Bill	\$ -	\$ -
Utilities - Electrical	Potomac Electric Power Company (PEPCO) is the provider. Each unit is metered and invoiced separately.	X	Each Lot Owner	Direct Bill	\$ -	\$ -
Life Safety - Fire Sprinkler	DC Water fire water service is available to the building and supplies the standpipe in the Sprinkler Valve room of 3408 Connecticut (Commercial). Fire suppression applies to four residential units and Commercial unit. Annual testing and maintenance is required.	X	POA	Pro Rata	\$ 3,000	\$ 957
Life Safety - Fire Alarm	Fire alarm monitoring is required for 3408 Connecticut and the residential townhomes - the central monitoring panel is located in the Commercial space. Annual testing and maintenance is required.	X	POA	Pro Rata	\$ 900	\$ 287
Trash - Refuse/Recycling - Commercial Only	Commercial use is responsible their own trash management and disposal.	X	Commercial Lot Owner	Direct Bill	\$ -	\$ -
Roof and Balcony Maintenance - Annual	POA is responsible for roof membrane maintenance, paver maintenance, downspout maintenance, railing maintenance, roof access ladder maintenance. POA will manage maintenance and collection of cost.	X	POA	Pro Rata	\$ 3,500	\$ 1,117
Pest Control	Each unit owner is responsible for controlling pest issues on their property; Any issues can be raised to POA for discussion.	X	Each Lot Owner	Direct Bill	\$ -	
Termite Inspection	Annual Termite Inspection; Individual unit owners responsible for repairs to units; POA responsible for any repairs to Building Structure, Roofs, and Windows. POA may charge back to a unit owner if cause is specific to a negligent act by unit owner.	-	POA	Pro Rata	\$ 700	\$ 223
Landscaping - Plaza	Commercial lot owner is responsible for maintaining the plaza landscaping and any landscaping on Commercial property.	X	Commercial Lot Owner via Property Manager	Plaza	\$ -	\$ -
Common Walkways, Stairs and Rails: Newark to Plaza	Maintenance and repair of the common walkway, stairs and rails - Newark Avenue to the Plaza - is the responsibility of the Commercial lot owner.	X	Commercial Lot Owner via Property Manager	Plaza	\$ -	\$ -
Pedestrian Easement: Plaza	Maintenance and repair of the pedestrian easements are the responsibility of the Commercial lot owner.	X	Commercial Lot Owner via Property Manager	Plaza	\$ -	\$ -
Property Management -POA	Property Manager shall administrate transportation coordination, loading management, bike share management, water meters, utility fees as required for residential lots. Plaza property management is separate.	-	POA	Pro Rata	\$ 7,800	\$ 2,489
Insurance - Property and General Liability	Master policy premiums- property and liability for all Lots; Commercial and townhomes will carry supplemental owners insurance (GL, Contents, Umbrella, etc).	X	POA	Pro Rata	\$ 15,699	\$ 5,010
Capital Improvement - Reserve	Recommended capital improvement reserve for 20 years - see Capital Improvement Reserve Guidance	X	POA	POA CAP EX ALLOCATION	\$ 9,725	\$ 3,063
TOTAL ANNUAL					\$ 44,824	\$ 14,263
TOTAL MONTHLY					\$ 3,735	\$ 1,189