PretiFlaherty

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/31/17

Bonnie L. Martinolich
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Direct Dial: 207.791.3252

Boston, MA
Washington, DC

April 25, 2017

VIA HAND DELIVERY

To Each Tenant of
103 Brackett Street and
75 Gray Street
Portland, ME 04102

RE: Blue Skyes Condominium – Corrected Budget

Dear Tenant:

Enclosed is a corrected Projected Budget For Fiscal Year 2017-2018 which is Exhibit C to the Public Offering Statement for Residents at Blue Skyes Condominium, dated effective as of April 18, 2017 (the "POS"), and sent to you via certified mail last week. Please replace the Exhibit C in the POS with the enclosed Projected Budget For Fiscal Year 2017-2018.

All other information in the letter sent to you, dated April 20, 2017, remains in effect except that your 60-days right of first refusal commences on the date on which you receive this POS update.

Please feel free to call if you have any questions regarding the enclosed.

Very truly yours,

Bonnie L. Martinolich

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BLM:dsm
Enclosures

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BLUE SKYES CONDOMINIUM
PROJECTED BUDGET FOR FISCAL YEAR 2017-2018

75 GRAY STREET UNITS 1, 2, 3G

INSURANCE	1,600
LANDSCAPING	150
LEGAL AND OFFICE	0
CLEANING AND MAINTENANCE	400
MANAGEMENT	1,500
WATER, SEWER AND STORM RUNOFF FEES	1,200
COMMON ELECTRIC	275
PLOWING AND SNOW REMOVAL	1,500
RESERVES	1,500
TOTALS	$8,125

103 BRACKETT STREET UNITS 1, 2, 3, 4B

INSURANCE	1,400
LANDSCAPING	150
LEGAL AND OFFICE	0
CLEANING AND MAINTENANCE	400
MANAGEMENT	1,500
WATER, SEWER AND STORM RUNOFF FEES	2,000
COMMON ELECTRIC	375
PLOWING AND SNOW REMOVAL	1,500
RESERVES	1,500
COMMON GAS UTILITY	2,290
TOTALS	$11,115

ALL FEE DISTRIBUTIONS ARE BASED ON SQUARE UNIT FOOTAGE

BLUE SKYES CONDOMINIUM
PROJECTED BUDGET FOR FISCAL YEAR 2017-2018

Building/Unit Number	Annual Common Expense Assessment	Annual Brackett Building LCE Expense	Annual Gray Building LCE Expense	Total
Brackett – B1	$1,279.16	$1,601.79		$2,880.95
Brackett – B2	$1,024.14	$1,282.50		$2,306.64
Brackett – B3	$1,556.51	$1,949.13		$3,505.64
Brackett – B4	$1,063.43	$1,331.58		$2,395.01
Gray – G1	$1,546.71		$886.16	$2,432.87
Gray – G2	$1,798.91		$1,033.81	$2,832.72
Gray – G3	$1,831.13		$1,052.32	$2,883.45

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