

<b>Strip District Brownstones</b>								
<b>HOA Budget Proforma</b>								
<b>First Full Year of Operation</b>								
					<b>BUDGET</b>		<b>BUDGET</b>	
					<b>TOTAL</b>		<b>PER UNIT /</b>	<b>BUDGET</b>
							<b>PER YEAR</b>	<b>PER UNIT /</b>
								<b>PER MONTH</b>
<b># OF HOMEOWNERS</b>					<b>46</b>			
<b>MONTHLY ASSESSMENT FEE</b>					<b>\$165,600.00</b>		<b>\$3,600.00</b>	<b>\$300.00</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
ACCOUNTING/ADMINISTRATIVE FEE					\$2,760.00		\$60.00	\$5.00
INSURANCE					\$3,312.00		\$72.00	\$6.00
MANAGEMENT FEE					\$13,800.00		\$300.00	\$25.00
LEGAL					\$1,104.00		\$24.00	\$2.00
OFFICE EXPENSE					\$1,104.00		\$24.00	\$2.00
TAX PREPARATION					\$1,104.00		\$24.00	\$2.00
TOTAL ADMINISTRATIVE					\$23,184.00		\$504.00	\$42.00
<b>OPERATIONAL</b>								
ELECTRICITY					\$5,520.00		\$120.00	\$10.00
LANDSCAPING					\$55,200.00		\$1,200.00	\$100.00
SNOW REMOVAL					\$55,200.00		\$1,200.00	\$100.00
MAINTENANCE					\$1,104.00		\$24.00	\$2.00
STORMWATER					\$1,104.00		\$24.00	\$2.00
TOTAL OPERATIONAL					\$118,128.00		\$2,568.00	\$214.00
<b>RESERVE &amp; REPLACEMENT</b>								
PRIVATE STREET					\$21,528.00		\$468.00	\$39.00
MISC. RESERVE					\$2,760.00		\$60.00	\$5.00
TOTAL RESERVE & REPLACEMENT					\$24,288.00		\$528.00	\$44.00