

Strip District Brownstones								
HOA Budget Proforma								
First Full Year of Operation								
					BUDGET		BUDGET	
					TOTAL		PER UNIT /	BUDGET
							PER YEAR	PER UNIT /
								PER MONTH
# OF HOMEOWNERS					46			
MONTHLY ASSESSMENT FEE					\$165,600.00		\$3,600.00	\$300.00
EXPENSES								
ADMINISTRATIVE								
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
OPERATIONAL								
ELECTRICITY					\$5,520.00		\$120.00	\$10.00
LANDSCAPING					\$33,120.00		\$720.00	\$60.00
SNOW REMOVAL					\$33,120.00		\$720.00	\$60.00
MAINTENANCE					\$1,104.00		\$24.00	\$2.00
STORMWATER					\$1,104.00		\$24.00	\$2.00
MASTER ASSN. FEE					\$20,424.00		\$444.00	\$37.00
FLOOD INSURANCE					\$29,900.00		\$650.00	\$54.00
TOTAL OPERATIONAL					\$124,292.00		\$1,608.00	\$225.00
RESERVE & REPLACEMENT								
PRIVATE STREET					\$15,456.00		\$336.00	\$28.00
MISC. RESERVE					\$2,760.00		\$60.00	\$5.00
TOTAL RESERVE & REPLACEMENT					\$18,216.00		\$396.00	\$33.00