

Strip District Brownstones						
HOA Budget Proforma						
1st Year After 1st Conveyance						
			BUDGET		BUDGET	
			TOTAL		PER UNIT /	PER UNIT /
					PER YEAR	PER MONTH
# OF HOMEOWNERS			36			
MONTHLY ASSESSMENT FEE			\$129,600.00		\$3,600.00	\$300.00
EXPENSES						
ADMINISTRATIVE						
ACCOUNTING/ADMINISTRATIVE FEE			\$2,160.00		\$60.00	\$5.00
INSURANCE			\$2,592.00		\$72.00	\$6.00
MANAGEMENT FEE			\$10,800.00		\$300.00	\$25.00
LEGAL			\$864.00		\$24.00	\$2.00
OFFICE EXPENSE			\$864.00		\$24.00	\$2.00
TAX PREPARATION			\$864.00		\$24.00	\$2.00
TOTAL ADMINISTRATIVE			\$18,144.00		\$504.00	\$42.00
OPERATIONAL						
ELECTRICITY			\$4,320.00		\$120.00	\$10.00
LANDSCAPING			\$25,920.00		\$720.00	\$60.00
SNOW REMOVAL			\$25,920.00		\$720.00	\$60.00
MAINTENANCE			\$864.00		\$24.00	\$2.00
STORMWATER			\$864.00		\$24.00	\$2.00
MASTER ASSN. FEE			\$15,984.00		\$444.00	\$37.00
FLOOD INSURANCE			\$23,400.00		\$650.00	\$54.00
TOTAL OPERATIONAL			\$97,272.00		\$1,608.00	\$225.00
RESERVE & REPLACEMENT						
PRIVATE STREET			\$12,096.00		\$336.00	\$28.00
MISC. RESERVE			\$2,160.00		\$60.00	\$5.00
TOTAL RESERVE & REPLACEMENT			\$14,256.00		\$396.00	\$33.00