

TOWN HOMES (569 UNITS)

INCOME	Operating Budget	Cost Per Month	Cost / Month / Home
Total Dues	$ 921,780.00	$ 76,815.00	$ 135.00
TOTAL INCOME	$ 921,780.00	$ 76,815.00	$ 135.00
EXPENSES			
Maint			
General Building Maintenance	$ 20,000.00	$ 1,666.67	$ 2.93
Lawn Care (All Inclusive)	$ 110,000.00	$ 9,166.67	$ 16.11
Operating			
Common Area Water for Town Homes	$ 75,000.00	$ 6,250.00	$ 10.98
Building / Hazard / Liability Insurance	$ 122,000.00	$ 10,166.67	$ 17.87
Electricity - Common Areas	$ 12,412.00	$ 1,034.33	$ 1.82
Cold Springs Base Fee	$ 341,400.00	$ 28,450.00	$ 50.00
Admin			
Management	$ 40,968.00	$ 3,414.00	$ 6.00
Long Term Reserve Acct.	$ 200,000.00	$ 16,666.67	$ 29.29
Total Income	$ 921,780.00	$ 76,815.00	$ 135.00
Total Expenses	$ 921,780.00	$ 76,815.00	$ 135.00
Surplus/Debt	$ -	$ -	$ -

Reinvestment Fees: $500 Attached Homes / $700 Single Family Homes



BASE ASSESSMENT FOR 910 LOTS

INCOME	Operating Budget	Cost Per Month	Cost / Month / Home
Total Dues	$ 546,000.00	$ 45,500.00	$ 50.00
TOTAL INCOME	$ 546,000.00	$ 45,500.00	$ 50.00
EXPENSES			
Maint			
Clubhouse Maintenance	$ 2,000.00	$ 166.67	$ 0.18
Clubhouse HVAC Service	$ 1,000.00	$ 83.33	$ 0.09
Lawn Care (Parks / Clubhouse / Entrances)	$ 96,000.00	$ 8,000.00	$ 8.79
Snow Removal (Pvt Roads & Common Areas)	$ 57,650.00	$ 4,804.17	$ 5.28
Pool Cleaning and Maintenance	$ 9,000.00	$ 750.00	$ 0.82
Pool Chemicals / Supplies	$ 14,000.00	$ 1,166.67	$ 1.28
Operating			
Water / Sewer for Common Areas	$ 25,000.00	$ 2,083.33	$ 2.29
Storm Drain (Common Areas and Streets)	$ 4,000.00	$ 333.33	$ 0.37
Common Area / Director Insurance	$ 5,000.00	$ 416.67	$ 0.46
Electricity - Common Areas	$ 3,000.00	$ 250.00	$ 0.27
Electricity - Clubhouse	$ 9,000.00	$ 750.00	$ 0.82
Clubhouse / Pool Gas	$ 9,000.00	$ 750.00	$ 0.82
Clubhouse TV / Internet	$ 2,000.00	$ 166.67	$ 0.18
Security System Maintenance	$ 1,800.00	$ 150.00	$ 0.16
Park Equip Maintenance	$ 3,000.00	$ 250.00	$ 0.27
Walking Path Maintenance	$ 7,000.00	$ 583.33	$ 0.64
Fence Maintenance	$ 5,000.00	$ 416.67	$ 0.46
Entrance Monument Maint (2 Large)	$ 5,000.00	$ 416.67	$ 0.46
Clubhouse Cleaning / Janitorial	$ 7,500.00	$ 625.00	$ 0.69
Janitorial Supplies	$ 1,480.00	$ 123.33	$ 0.14
Trash Service (Clubhouse / Common Area)	$ 1,200.00	$ 100.00	$ 0.11
Admin			
Management	$ 54,600.00	$ 4,550.00	$ 5.00
Onsite Staff (40 hours per week)	$ 30,000.00	$ 2,500.00	$ 2.75
Communications / Mailers / Billing	$ 1,370.00	$ 114.17	$ 0.13
Legal/Acctg	$ 1,500.00	$ 125.00	$ 0.14
Miscellaneous	$ 900.00	$ 75.00	$ 0.08
Taxes/Licenses	$ 1,000.00	$ 83.33	$ 0.09
Road Specific Reserves	$ 75,000.00	$ 6,250.00	$ 6.87
Long Term Reserve Acct.	$ 113,000.00	$ 9,416.67	$ 10.35
Total Income	$ 546,000.00	$ 45,500.00	$ 50.00
Total Expenses	$ 546,000.00	$ 45,500.00	$ 50.00
Surplus/Debt	$ -	$ -	$ -

Reinvestment Fees: $500 Attached Homes / $700 Single Family Homes