

THE PARK HOA

BASE ASSESSMENT FOR 272 LOTS

	Operating Budget	Cost Per Month	Cost / Month / Home
Total Dues	\$ 163,200.00	\$ 13,600.00	\$ 50.00
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General Maintenance	\$ 3,000.00	\$ 250.00	\$ 0.92
Pool Operation and Mgmt	\$ 15,000.00	\$ 1,250.00	\$ 4.60
Pool Repairs	\$ 1,200.00	\$ 100.00	\$ 0.37
Pool/Spa Permit	\$ 1,250.00	\$ 104.17	\$ 0.38
Pool Chemicals	\$ 23,000.00	\$ 1,916.67	\$ 7.05
Pool HVAC Service	\$ 400.00	\$ 33.33	\$ 0.12
Janitorial Supplies	\$ 500.00	\$ 41.67	\$ 0.15
Lawn Care (Detention Basins / Clubhouse /Open Spaces)	\$ 25,000.00	\$ 2,083.33	\$ 7.66
Snow Removal (Clubhouse & Walking Path)	\$ 4,000.00	\$ 333.33	\$ 1.23
Water / Sewer / Storm Drain Common Areas	\$ 19,584.00	\$ 1,632.00	\$ 6.00
Common Area Liability / Hazard Insurance / Director Insurance	\$ 4,000.00	\$ 333.33	\$ 1.23
Electricity - Common Areas (Sprinklers)	\$ 300.00	\$ 25.00	\$ 0.09
Electricity - Clubhouse / Pool	\$ 4,800.00	\$ 400.00	\$ 1.47
Gas - Clubhouse / Pool (Heat)	\$ 9,800.00	\$ 816.67	\$ 3.00
Clubhouse TV / Internet	\$ 1,500.00	\$ 125.00	\$ 0.46
Trash (Clubhouse / Common Area)	\$ 300.00	\$ 25.00	\$ 0.09
Management	\$ 19,584.00	\$ 1,632.00	\$ 6.00
Corporation Renewal	\$ 50.00	\$ 4.17	\$ 0.02
Reserve Fund	\$ 2,800.00	\$ 233.33	\$ 0.86
Website Hosting	\$ 75.00	\$ 6.25	\$ 0.02
Legal/Acctg	\$ 1,000.00	\$ 83.33	\$ 0.31
Printing / Mailers / Billing	\$ 500.00	\$ 41.67	\$ 0.15
Taxes/Licenses	\$ 556.00	\$ 46.33	\$ 0.17
Long Term Reserve Acct.	\$ 25,002.24	\$ 2,083.52	\$ 7.66
Total Income	\$ 163,200.00	\$ 13,600.00	\$ 50.00
Total Expenses	\$ 163,200.00	\$ 13,600.00	\$ 50.00
Surplus/Debt			

Suggested Reinvestment Fees: .05% of purchase price for ALL Homes