

## H.O.A. Calculations - Sunset Park Planned Community

<u>Type of Expense</u>	<u>Cost</u>	<u>Per</u>	<u>Monthly Expense</u>	<u>Notes</u>
Electricity for Common Area PV panel on Gazebo offsets % of expense by putting electricity in grid	\$50.00	Month	\$2.63	monthly divided by 19 units
Landscape Maintenance: Routine	\$450.00	Month	\$23.68	monthly divided by 19 units
Landscape Maintenance: bi-annual Bi-annual (pruning, replanting)	\$1,200.00	Year	\$5.26	yearly divided by 19 units
Ins. - Common Area	\$250.00	Year	\$1.10	\$1M per incident/ \$2M annual aggregate
Ins. - Common Area (Umbrella)	\$900.00	Year	\$3.95	\$3M per incident/ \$4M annual aggregate
Ins. - Director & Officer Liability	\$200.00	Year	\$0.88	
Reserve for road maintenance	\$10.00	Month	\$10.00	\$22,800.00 10 year roadway warranty Reserve total @ end of 10 years
Reserve for Other Contingencies	\$15.00	Month	\$15.00	Legal, repairs, storm damage, etc
Reserve for Stormwater Retention System	\$1,200.00	Year	\$5.26	4 inspections and cleanouts
Reserve for Snow Removal	\$1,500.00	Year	<u>\$6.58</u>	5 snowfalls @ \$300/per removal
Monthly H.O.A. dues per unit			<u>\$74.34</u>	
<b>Anticipated Monthly Charge</b>	----->		<u><b>\$75.00</b></u>	<b>Annual Budget -----&gt;</b>

**Annual**  
**Budge**

\$600.00

\$5,400.00  
\$1,200.00

\$250.00  
\$900.00  
\$200.00

\$2,280.00

\$3,420.00

\$1,200.00

\$1,500.00

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\$16,950.00

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**\$17,100.00**

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