

Woodside Park, Phase I PROPOSED BUDGET Year One			
INCOME			
	Common Dues	\$	24,300.00
	Interest Income	\$	-
TOTAL INCOME		\$	24,300.00
EXPENSES			
	Electricity	\$	750.00
	Insurance Expense	\$	4,500.00
	Landscaping	\$	4,000.00
	Professional & Legal Fees	\$	350.00
	Property Management Fees	\$	4,200.00
	Snow Removal	\$	3,750.00
	Snow Other	\$	1,000.00
	Fire Sprinkler Maintenance	\$	800.00
	Water	\$	3,600.00
	Trash	\$	320.00
	Maintenance and Repair	\$	1,000.00
TOTAL EXPENSES		\$	24,270.00
NET OPERATING INCOME		\$	30.00
RESERVE ITEMS			
	Reserve Income	\$	9,100.00
RESERVE EXPENSES			
			\$0.00
TOTAL RESERVE EXPENSE			\$0.00
TOTAL RESERVE INCOME		\$	9,100.00
NET INCOME/(LOSS)		\$	9,130.00
Annual Reserves & Dues		\$	33,400.00

35% of reserve
study recommend

Voting and % Ownership - 35% of Reserve Study Recommendation

Monthly Costs for all eight units \$ 2,783.33

Street Address	SF	# of votes	Percentage of ownership in HOA	Monthly HOA dues
1333 Park Avenue (#1)	2409	1.47	18.44%	513.17
1343 Park Avenue (#3)	1612	0.99	12.34%	343.39
1353 Park Avenue (#2)	671	0.41	5.14%	142.94
1350 Woodside #A	1435	0.88	10.98%	305.69
1350 Woodside #B	1459	0.89	11.17%	310.80
1350 Woodside #C	1459	0.89	11.17%	310.80
1350 Woodside #D	1435	0.88	10.98%	305.69
1330 Woodside	2586	1.58	19.79%	550.87
Totals	13066	8.00	100.00%	2783.33

PCMC payment to seed reserve account = 3 x monthly expenses \$ 8,350.00