

	A	B	C	D	E	F	G	H
1	Basecamp Lofts and Studios	Preliminary HOA Budget Projection		11/3/2022				
2	Basecamp Lofts and Studios	Preliminary HOA Budget Projection	Notes:	Unit Count	SF	Total SF	% of Total SF by Unit Type	
3	INCOME	100.00%	Monthly Dues per Unit by type				% of total SF	
4	4100 - Assessment: Residential Lofts (15 units)	\$ 120,964.73	\$ 672.03	15	555	8325	59%	
5	4100 - Assessment: Residential ADA (15 units)	\$ 85,438.15	\$ 474.66	15	392	5880	41%	
6	4200 - Late Fee	\$ -		30		14205		
7	4550 - Interest on Assessment (delinquent)	\$ -						
8								
9	Total Income	\$ 206,402.88						
10								
11	ADMINISTRATIVE EXPENSE			Unit Cost/Yr.	Unit Cost/Mo.		%	
12	Office Supplies	\$ 100.00	Current	\$ 3.33	\$ 0.28		0%	
13	Annual Meeting Expense	\$ 250.00	Current	\$ 8.33	\$ 0.69		0%	
14	CO Annual Report	\$ 10.00	Current	\$ 0.33	\$ 0.03		0%	
15	DORA HOA Registration	\$ 38.00	Current	\$ 1.27	\$ 0.11		0%	
16	Professional Management	\$ 32,400.00	\$90/unit/mo.	\$ 1,080.00	\$ 90.00		16%	
17	Legal Fees	\$ 1,000.00	Approximate	\$ 33.33	\$ 2.78		0%	
18	Accounting	\$ 300.00	Tax Prep - Current Rate per HOA	\$ 10.00	\$ 0.83		0%	
19	QB Software	\$ 960.00	\$80/mo.	\$ 32.00	\$ 2.67		0%	
20	Ground Lease	\$ 72,000.00	\$200/unit/mo.	\$ 2,400.00	\$ 200.00		35%	
21	INSURANCE EXPENSE							
22	Commercial Package Insurance	\$ 17,500.00	Comparables	\$ 583.33	\$ 48.61		8%	
23	COMMON UTILITIES							
25	Electricity	1,880.00	Comparables - Site and building lights only	\$ 62.67	\$ 5.22		1%	
26	Gas	-	No interior common area, assuming no gas		\$ -		0%	
27	Water	8,512.00	If not metered separately	\$ 283.73	\$ 23.64		4%	
28	Sewer	11,821.04	If not metered separately	\$ 394.03	\$ 32.84		6%	
29	Trash/Recycling/Compost	14,250.00	6 yd 3x/wk trash, 2 96 gal 2x/wk recycling	\$ 475.00	\$ 39.58		7%	
30	COMMON MAINTENANCE EXPENSES							
31	Snow Removal	9,920.34	Comparables	\$ 330.68	\$ 27.56		5%	
32	Landscaping & Irrigation	17,000.00	Comparables	\$ 566.67	\$ 47.22		8%	
33	Cleaning	500.00	Minimal - No interior common area	\$ 16.67	\$ 1.39		0%	
34	Fire Safety Maintenance	1,463.00	Annual fire suppression system checks	\$ 48.77	\$ 4.06		1%	
35	Repair and Maintenance	1,000.00	Minimal - No interior common area	\$ 33.33	\$ 2.78		0%	
36	HVAC Maintenance	-	N/A - No interior common area	\$ -	\$ -		0%	
37	Maintenance Contingency	896.50	3% of maintenance subtotal	\$ 29.88	\$ 2.49		0%	
38	RESERVE CONTRIBUTION							
39	6000 - Reserve Contribution (1)	15,000.00	Pending reserve study	\$ 500.00	\$ 41.67		7%	
40				\$ 6,893.36	\$ 573.34		100%	
41								\$ 255,054.42
42	Operating Expense Total:	\$ 206,402.88	\$ 30,960.43				100%	
43	operating net income	\$ -					0%	
44								
45	Annual Assessments							
46	Residence (Assessment Per Unit)	\$ 6,880.10						
47								
48	Totat Monthly Assessments	\$ 573.34						
49								
50	Notes:							