

**High Plains Estate MD**  
**Estimated Annual Operating Budget at Build-Out**

OPERATING EXPENSES	PER UNIT (413 Units)	PER MONTH
Water - Common Area Irrigation	\$5.53	\$2,285.65
Water-Native Grass	\$3.85	\$1,590.17
Sewer	\$0.48	\$200.00
Electricity	\$0.61	\$250.00
Management	\$3.72	\$1,536.80
Administrative Expense	\$1.05	\$433.65
Postage	\$0.21	\$86.73
Legal	\$4.04	\$1,666.67
Election	\$1.01	\$416.67
Audit	\$1.01	\$416.67
Insurance	\$2.75	\$1,135.75
Grounds Maintenance	\$7.41	\$3,060.83
Fertilization/Weed/Insect Control	\$1.66	\$683.59
Native Area Maintenance	\$5.29	\$2,184.92
Grounds Repairs (Sprinkler)	\$1.52	\$629.17
Grounds Repairs (Other)	\$1.12	\$462.53
Grounds Improvements	\$1.65	\$680.18
Crusher Fine Path Maintenance	\$1.01	\$416.67
Fence Maintenance	\$1.12	\$462.40
Common Amenity Maintenance	\$5.04	\$2,083.33
Trash Removal	\$16.00	\$6,608.00
Snow Removal	\$6.30	\$2,600.00
Miscellaneous	\$0.40	\$166.67
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 72.78</b>	<b>\$ 30,057.03</b>
<b>RESERVE EXPENSES</b>		
Major Landscape Improvements	\$2.06	\$850.23
Fence Replacement	\$4.42	\$1,824.24
Major Concrete Replacement	\$3.33	\$1,374.77
Common Amenity Reserves	\$1.39	\$572.92
Fence Restaining	\$3.74	\$1,544.67
Monument Reserves	\$0.32	\$133.33
Other Contingency	\$0.40	\$166.67
<b>TOTAL RESERVE EXPENSES</b>	<b>\$ 15.66</b>	<b>\$ 6,466.84</b>
<b>TOTAL EXPENSES</b>	<b>\$ 88.44</b>	<b>\$ 36,523.87</b>
<b>O&amp;M Mill Levy Revenue</b>	<b>\$ 31.47</b>	<b>\$ 12,998.50</b>
<b>O&amp;M Shortfall (Paid by Recurring Fee)</b>	<b>\$ 56.96</b>	<b>\$ 23,525.37</b>
<b>Recurring Fee (All Lots)</b>	<b>\$55.00/month</b>	

**ALLEY SPECIFIC MAINTENANCE**

OPERATING EXPENSES	PER UNIT (116 Units)	PER MONTH
Snow Removal	\$3.18	\$368.33

Sweeping	\$1.80	\$208.33
Maintenance	\$2.16	\$250.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 7.13</b>	<b>\$ 826.67</b>
<b>RESERVE EXPENSES</b>		
Major Concrete Replacement	\$7.96	\$923.74
Other Contingency	\$0.72	\$83.33
<b>TOTAL RESERVE EXPENSES</b>	<b>\$ 8.68</b>	<b>\$ 1,007.08</b>
<b>TOTAL ALLEY EXPENSES</b>	<b>\$ 15.81</b>	<b>\$ 1,833.74</b>
<b>Alley Lot Recurring Fee</b>	<b>\$16.00/month</b>	
<b>Combined Max. Recurring Fee</b>	<b>\$71.00</b>	

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PER YEAR
\$27,427.80
\$19,082.03
\$2,400.00
\$3,000.00
\$18,441.60
\$5,203.80
\$1,040.76
\$20,000.00
\$5,000.00
\$5,000.00
\$13,629.00
\$36,729.96
\$8,203.02
\$26,219.01
\$7,550.05
\$5,550.30
\$8,162.21
\$5,000.00
\$5,548.80
\$25,000.00
\$79,296.00
\$31,200.00
\$2,000.00
\$ 360,684.34
\$10,202.77
\$21,890.93
\$16,497.26
\$6,875.00
\$18,536.08
\$1,600.00
\$2,000.00
\$ 77,602.04
<b>\$ 438,286.38</b>
\$ 155,982.00
<b>\$ 282,304.38</b>

PER YEAR
\$4,420.00

\$2,500.00
\$3,000.00
\$ 9,920.00
\$11,084.91
\$1,000.00
\$ 12,084.91
<b>\$ 22,004.91</b>

**/month**