

Item for Comparison	Tidewater \$8.00 Per Lot Per Month	Tidewater Additional Cost to Base Rate Per Lot Per Month	Esquire \$12.00 Per Lot Per Month	Esquire Additional Cost to Base Rate Per Lot Per Month
Newsletter	\$1,356 Annually	\$0.69	No Additional Cost	-
Postage	Actual Cost for Postage	-	Actual Cost for Postage	-
Copies and Envelopes	Actual Cost Billed to HOA	\$0.09	No Additional Cost	-
Extra Meetings Beyond 5 Per Year or Lasting More than 2 Hours	\$100 Per Hour for Company President - \$75 Per Hour for Property Manager - Includes Travel Time	\$0.26	No Additional Cost	-
Debt Collection	Actual Cost Billed to HOA	-	No Additional Cost	-
Resale Package	\$175 to Tidewater Paid by Lot Owner	-	\$100 Paid by Lot Owner to HOA	-
Planned Unit Development Form	\$25 Paid by Lot Owner	-	No Charge	-
Court Hearings	\$75 Per Hour – Including Travel Time – Eventually get Reimbursed	-	No Additional Cost	-
Electronic Copies of Financials	\$10 Administrative Fee	-	No Additional Cost	-
Legal Fees - Based on \$4,500 Annually	Actual Cost Billed to HOA	\$2.30	No Additional Cost Until After the District Magistrate Court Level	-
Storage of HOA Files	\$8 Per Month for up to 10 Boxes, \$1.00 Per Month for any Additional Boxes	\$0.06	No Additional Cost	-
Minute Recording at Meetings	\$75 Per Meeting	\$0.27	No Additional Cost	-
Setting up Account for Management	\$1,000	\$0.51	No Additional Cost	-
Website Maintenance	\$1000 Set up Fee Monthly fee of \$75	\$0.97	Monthly Fee of \$50	\$0.31
Total for First Year of Management Company (Base Plus Additions)		\$13.15		\$12.31
Total for Successor Years of Management Company (Base Plus Additions)		\$12.13		\$12.31

Effect on Annual Budget	Tidewater		Esquire	
	2012	2013	2012	2013
Income				
Annual Fees @ \$175	\$28,525.00	\$28,525.00	\$28,525.00	\$28,525.00
Resale Certifications	<u>(\$600.00)</u>	<u>(\$600.00)</u>	<u>\$600.00</u>	<u>\$600.00</u>
Total	\$27,925.00	\$27,925.00	\$29,125.00	\$29,125.00
Expenses				
Snow Removal	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Common Area Lawn Care	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00
Property Maintenance	-	-	-	-
Attorney Fees	-	-	-	-
Insurance	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Property Taxes	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00
Tax Prep / Financial Review	-	-	-	-
Bookkeeper	\$600.00	\$600.00	\$600.00	\$600.00
Secretary	-	-	-	-
Office Supplies	\$100.00	\$100.00	\$100.00	\$100.00
Printing - General Mailings	-	-	-	-
Printing - Newsletter	-	-	-	-
Postage	\$600.00	\$600.00	\$600.00	\$600.00
Miscellaneous	\$250.00	\$250.00	\$250.00	\$250.00
Management Company Fee	<u>\$25,729.00</u>	<u>\$23,729.00</u>	<u>\$24,072.00</u>	<u>\$24,072.00</u>
Total	\$46,679.00	\$44,679.00	\$45,022.00	\$45,022.00
Income over Expense	<u>(\$18,754.00)</u>	<u>(\$16,754.00)</u>	<u>(\$15,897.00)</u>	<u>(\$15,897.00)</u>
Deficits Per Lot	<u>(\$115.06)</u>	<u>(\$102.79)</u>	<u>(\$97.53)</u>	<u>(\$97.53)</u>
Adjusted Annual Fee	<u>\$290.06</u>	<u>\$277.79</u>	<u>\$272.53</u>	<u>\$272.53</u>