

Rodeo Drive Improvement Concepts

Estimated Costs & maintenance

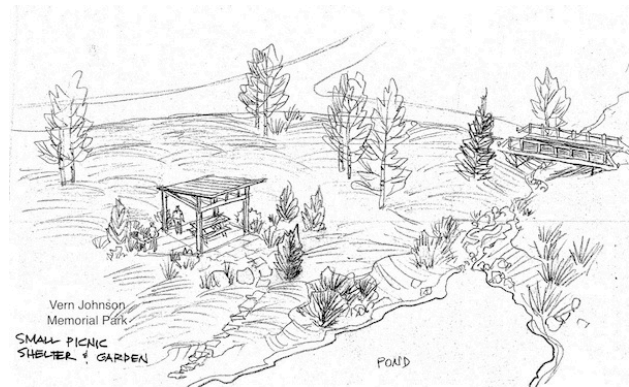
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Vern Johnson Memorial Park #1

Small open Shelter with one picnic bench/landscaping/stone path

Shelter Expense	Monthly	Annually
*Irrigation/Landscaping/mowing	\$472	\$5,660
Maintenace & Repairs	\$83	\$1,000
Snow shovel (?)	\$50	\$600
Insurance	\$42	\$500
Property Management \$35@5hrs	\$175	\$2,100
Cleaning/Trash	\$75	\$900
ESTIMATE Total Expense	\$897	\$10,760
Income Potential	\$0	
HOA Dues impact @ 200	\$4	\$54

*Additional Neighbor weeding Volunteers needed



Vern Johnson Memorial Park #2

Larger Shelter, multiple Picnic benches/BBQ/Storage/ Landscaping & Path

Shelter Expense	Monthly	Annually
*Irrigation/Landscaping/mowing	\$472	\$5,660
Maintenance & Repairs	\$333	\$4,000
Utilities (gas & electric)	\$58	\$700
Parking Lot Maintenance	\$200	\$2,400
Insurance	\$67	\$800
Cleaning/Trash	\$75	\$900
Property Management \$35@10	\$350	\$4,200
ESTIMATED Total Expense	\$1,555	\$18,660

Income Potential	Monthly	Annually
Rental Block or entire day 10 @ \$40 (only 3 months a year)	\$400	\$1,200
Estimate Cost Difference	\$1,155	\$17,460
HOA Dues Impact @200	\$6	\$87

* Additional Neighbor weeding volunteers needed



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"Vern Johnson" Building #3

Loosely based off Carter Park Building

Building Expense		Monthly	Annually
Utility Bills		\$200	\$2,400
Mortgage Payment & Taxes	280K@6%	\$1,678	\$20,136
Commercial/Property Tax	2012	\$175	\$2,100
Maintenance & Repairs		\$333	\$4,000
Capital Replacement Fund		300	3600
Parking Lot Maintenance		\$208	\$2,496
Supplies		\$167	\$2,000
Insurance		\$400	\$4,800
License/Fees		\$42	\$500
Irrigation/Landscaping		\$472	\$5,660
Cleaning/Trash		\$100	\$1,200
Property Management	\$35@20hrs	\$700	\$8,400
ESTIMATED Total Expense		\$4,774	\$57,292
Income Potentials		Monthly	Annually
Meeting Space			
Rental block or entire day	15 @ \$60	\$900	\$10,800
HOA Meeting Space			
		\$0	\$0
ESTIMATED income potential		\$900	\$10,800
Estimate Cost Difference		\$3,874	\$46,492
HOA Dues impact @ 200		\$19	\$232

(based on 200 homes)



Community Building #4

Coffee shop with bakery, Post office, Meeting Space

Building Expense		Monthly	Annually
Utility Bills		\$600	\$7,200
Mortgage Payment & Taxes	400K@6%	\$2,398	\$28,776
Commercial/Property Tax	2012	\$192	\$2,300
Maintenance & Repairs		\$333	\$4,000
Capital Replacement Fund		300	3600
Parking Lot Maintenance		\$300	\$3,600
PO Boxes		\$50	\$600
Supplies		\$167	\$2,000
Insurance		\$500	\$6,000
License/Fees		\$42	\$500
Irrigation/Landscaping		\$472	\$5,660
Cleaning/Trash		\$375	\$4,500
Property Management	\$35@30hrs	\$1,050	\$12,600
ESTIMATED Total Expense		\$6,778	\$81,336
Income Potentials		Monthly	Annually
Coffee/Bakery Shop			
Rental		\$1,000	\$12,000
		\$0	\$0
Meeting Space			
Rental block or entire day	15 @ \$60	\$900	\$10,800
HOA Meeting Space			
		\$0	\$0
ESTIMATED income potential		\$1,900	\$22,800
Estimate Cost Difference		\$4,878	\$58,536
HOA Dues impact @ 200		\$24	\$293

(based on 200 homes)



Flower Bed Concept