

Exhibit A Housing Improvement (HI) Fees by Unit

Unit #	Ownership Percent	Allocated HI Cost (a)	Maximum Annual HI Fees (b)	
			18 Years	19 Years
101	1.0030%	\$20,060	\$2,124.88	\$1,970.54
102	1.0994%	\$21,988	\$2,329.19	\$2,159.79
104	0.7903%	\$15,806	\$1,674.33	\$1,552.56
110	0.6849%	\$13,698	\$1,451.03	\$1,345.50
112	0.6516%	\$13,032	\$1,380.48	\$1,280.08
113	0.7119%	\$14,238	\$1,508.23	\$1,398.54
201	1.0751%	\$21,502	\$2,277.71	\$2,112.06
202	1.0994%	\$21,988	\$2,329.19	\$2,159.79
203	0.9841%	\$19,682	\$2,084.91	\$1,933.28
204	0.7903%	\$15,806	\$1,674.33	\$1,552.56
205	0.9841%	\$19,682	\$2,084.91	\$1,933.28
206	0.8138%	\$16,276	\$1,724.12	\$1,598.73
207	0.7300%	\$14,600	\$1,546.58	\$1,434.10
208	1.0084%	\$20,168	\$2,136.40	\$1,981.02
209	1.0210%	\$20,420	\$2,163.09	\$2,005.77
210	0.6849%	\$13,698	\$1,451.03	\$1,345.50
211	1.0084%	\$20,168	\$2,136.40	\$1,981.02
212	0.6516%	\$13,032	\$1,380.48	\$1,280.08
213	1.0210%	\$20,420	\$2,163.09	\$2,005.77
301	1.0751%	\$21,502	\$2,277.71	\$2,112.06
302	1.0994%	\$21,988	\$2,329.19	\$2,159.79
303	0.9841%	\$19,682	\$2,084.91	\$1,933.28
304	0.7903%	\$15,806	\$1,674.33	\$1,552.56
305	0.9841%	\$19,682	\$2,084.91	\$1,933.28
306	0.8138%	\$16,276	\$1,724.12	\$1,598.73
307	0.7300%	\$14,600	\$1,546.58	\$1,434.10
308	1.0084%	\$20,168	\$2,136.40	\$1,981.02
309	1.0120%	\$20,240	\$2,144.02	\$1,988.09
310	0.6849%	\$13,698	\$1,451.03	\$1,345.50
311	1.0084%	\$20,168	\$2,136.40	\$1,981.02
312	0.6516%	\$13,032	\$1,380.48	\$1,280.08
313	1.0210%	\$20,420	\$2,163.09	\$2,005.77
401	1.0751%	\$21,502	\$2,277.71	\$2,112.06
402	1.0994%	\$21,988	\$2,329.19	\$2,159.79
403	0.9841%	\$19,682	\$2,084.91	\$1,933.28
404	0.7903%	\$15,806	\$1,674.33	\$1,552.56
405	0.9841%	\$19,682	\$2,084.91	\$1,933.28
406	0.8138%	\$16,276	\$1,724.12	\$1,598.73
407	0.7300%	\$14,600	\$1,546.58	\$1,434.10
408	1.0084%	\$20,168	\$2,136.40	\$1,981.02
409	1.0120%	\$20,240	\$2,144.02	\$1,988.09
410	0.6849%	\$13,698	\$1,451.03	\$1,345.50
411	1.0084%	\$20,168	\$2,136.40	\$1,981.02
412	0.6516%	\$13,032	\$1,380.48	\$1,280.08
413	1.0210%	\$20,420	\$2,163.09	\$2,005.77
501	1.0751%	\$21,502	\$2,277.71	\$2,112.06
502	1.0994%	\$21,988	\$2,329.19	\$2,159.79
503	0.9841%	\$19,682	\$2,084.91	\$1,933.28
504	0.7903%	\$15,806	\$1,674.33	\$1,552.56
505	0.9841%	\$19,682	\$2,084.91	\$1,933.28
506	0.8138%	\$16,276	\$1,724.12	\$1,598.73
507	0.7300%	\$14,600	\$1,546.58	\$1,434.10
508	1.0084%	\$20,168	\$2,136.40	\$1,981.02
509	1.0120%	\$20,240	\$2,144.02	\$1,988.09

Unit #	Ownership Percent	Allocated HI Cost (a)	Maximum Annual HI Fees (b)		
			18 Years	19 Years	
510	0.6849%	\$13,698	\$1,451.03	\$1,345.50	
511	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
512	0.6516%	\$13,032	\$1,380.48	\$1,280.08	
513	1.0210%	\$20,420	\$2,163.09	\$2,005.77	
601	1.0751%	\$21,502	\$2,277.71	\$2,112.06	
602	1.0994%	\$21,988	\$2,329.19	\$2,159.79	
603	0.9841%	\$19,682	\$2,084.91	\$1,933.28	
604	0.7903%	\$15,806	\$1,674.33	\$1,552.56	
605	0.9841%	\$19,682	\$2,084.91	\$1,933.28	
606	0.8138%	\$16,276	\$1,724.12	\$1,598.73	
607	0.7300%	\$14,600	\$1,546.58	\$1,434.10	
608	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
609	1.0120%	\$20,240	\$2,144.02	\$1,988.09	
610	0.6849%	\$13,698	\$1,451.03	\$1,345.50	
611	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
612	0.6516%	\$13,032	\$1,380.48	\$1,280.08	
613	1.0210%	\$20,420	\$2,163.09	\$2,005.77	
701	1.0751%	\$21,502	\$2,277.71	\$2,112.06	
702	1.0994%	\$21,988	\$2,329.19	\$2,159.79	
703	0.9841%	\$19,682	\$2,084.91	\$1,933.28	
704	0.7903%	\$15,806	\$1,674.33	\$1,552.56	
705	0.9841%	\$19,682	\$2,084.91	\$1,933.28	
706	0.8138%	\$16,276	\$1,724.12	\$1,598.73	
707	0.7300%	\$14,600	\$1,546.58	\$1,434.10	
708	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
709	1.0120%	\$20,240	\$2,144.02	\$1,988.09	
710	0.6849%	\$13,698	\$1,451.03	\$1,345.50	
711	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
712	0.6516%	\$13,032	\$1,380.48	\$1,280.08	
713	1.0210%	\$20,420	\$2,163.09	\$2,005.77	
801	1.0751%	\$21,502	\$2,277.71	\$2,112.06	
802	1.0994%	\$21,988	\$2,329.19	\$2,159.79	
803	1.9682%	\$39,364	\$4,169.83	\$3,866.57	
804/806	1.6041%	\$32,082	\$3,398.45	\$3,151.29	
807	0.7300%	\$14,600	\$1,546.58	\$1,434.10	
808	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
809	1.0120%	\$20,240	\$2,144.02	\$1,988.09	
810	0.6849%	\$13,698	\$1,451.03	\$1,345.50	
811	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
812	0.6516%	\$13,032	\$1,380.48	\$1,280.08	
813	1.0210%	\$20,420	\$2,163.09	\$2,005.77	
901	2.4386%	\$48,772	\$5,166.42	\$4,790.68	
902	1.0994%	\$21,988	\$2,329.19	\$2,159.79	
904	0.7903%	\$15,806	\$1,674.33	\$1,552.56	
905	0.7498%	\$14,996	\$1,588.53	\$1,473.00	
906	0.8138%	\$16,276	\$1,724.12	\$1,598.73	
907	0.7300%	\$14,600	\$1,546.58	\$1,434.10	
908	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
909	1.0120%	\$20,240	\$2,144.02	\$1,988.09	
910	0.6849%	\$13,698	\$1,451.03	\$1,345.50	
911	1.0084%	\$20,168	\$2,136.40	\$1,981.02	
912	0.6516%	\$13,032	\$1,380.48	\$1,280.08	
913	1.0210%	\$20,420	\$2,163.09	\$2,005.77	
		100.0000%	\$2,000,000	\$211,860.00	\$196,452.00

- (a) This column contains that portion of the \$2.0M in project costs allocated to each unit based on ownership percent. Does not include interest or any financing-related costs. If an owner decides to prepay their allocated HI cost (as allowed), this is the amount that must be paid in full to the Association.
- (b) Actual annual HI fees will be determined once the project is complete and the City of Minneapolis issues bonds to takeout the Association's construction loan. Based on the bond issuance date and when information can be submitted to Hennepin County, annual fees will be collected for either 18 years (2015-2032) or 19 years (2014-2032).
The maximum annual fees listed above were based on projections provided to the Calhoun Place Condo Association on 11/14/12. The total 18 year maximum annual HI fee was based on the average monthly cost per unit from Scenario M (\$160) plus \$5 per month (\$160 + \$5 = \$165 per unit per month * 12 months * 107 units = \$211,860).
The total 19 year maximum annual HI fee was based on the average monthly cost per unit from Scenario N (\$148) plus \$5 per month. (\$148 + \$5 = \$153 per unit per month * 12 months * 107 units = \$196,452).