

PROJECT NAME: THE CONDOMINIUMS AT SUGARLOAF
HOME OWNERS ASSOCIATION: SUGARLOAF CONDOMINIUM ASSOCIATION
PROJECT OWNER: RAGUS, LLC - MANAGER: MARK A. WIGHTMAN

<u>TASK</u>	<u>FEE</u>
PLOWING DRIVEWAYS \$20/DRIVEWAY X 3 STORMS/MONTH	\$ 110.00
SHOVELING WALKS: \$5.00/WALK X 3 STORMS/MONTH	
PLOWING/SANDING ROAD: \$170/PLOW/SAND X 2	
PLOW/SAND/STORM X 3 STORMS/MONTH DIVIDED BY 32 UNITS	
TRASH/RECYCLING REMOVAL/DISPOSAL \$10x4 pickups per month	\$ 40.00
PROPERTY INSURANCE: INSIDE AND OUTSIDE OF CONDOS	
\$764/UNIT+- DIVIDED BY 12 MONTHS*	\$ 64.00
POWER WASHING AND OTHER MINOR MAINTENANCE	\$ 11.00
RESERVE FOR LONG TERM MAINT/UPGRADES LIKE REPLACING	
50 YEAR LIMITED LIFETIME ROOFS ETC	\$ 25.00
	\$ 250.00

*Home Owners Associations typically carry insurance for just the outside of the condo to the back of the sheet rock in each unit as that is what is owned by the HOA. In this case the HOA is paying for the interior insurance as well to eliminate confusion and other issues if there were a claim that incorporates aspects of the interior and exterior of a unit. The interior insurance would typically be carried by home owners and paid directly by homeowners and not through the HOA so the HOA trustee will probably increase the HOA monthly fee to cover this expense of \$32/month/unit to allow that \$32 to be used for HOA related expenses like long and short term maintenance and to create a reserve for such things as additional snow removal etc if required.