

## Monthly Assessment Breakout

What the monthly assessments pay for:

1. Lawn care (weekly mowing, weed pulling - common ground, fertilizing, aerating, seeding and spring and fall cleanup)
2. Automated sprinkler system throughout property
3. Snow removal including driveways and sidewalks
4. Tree trimming, removal and planting
5. Erosion controls on common ground (filling sinkholes, building retaining walls, etc)
6. Roadway maintenance (asphalt repair and blacking the roadways every two years)
7. Signage (entrance, resident's only, no trespassing, etc.)
8. Operating and maintaining two swimming pools (pool houses, pool houses equipment, deck furniture, concrete repair, fences, chemicals, pool cleaning in spring, primer, painting, sandblasting as needed, winter covers, caulking, tile repair/replacement as needed, signs, emergency telephones, pool keys/locks, season opening/closing and daily maintenance)
9. Taxes, licenses and permits – mostly for the pools
10. Tax preparation – annual Association taxes
11. Midlands Real Estate – third party accounting services
12. Bank charges
13. Miscellaneous includes: Maintaining Association entrance signs, office supplies, postage, maintaining, replacing or adding strategically placed security lights throughout the property, and legal fees
14. Utility Expenses
  - a. Electrical for security lights
  - b. Electrical to run pool pumps
  - c. Electrical to run sprinkler system
  - d. Water for sprinkler system
  - e. Water for pools