

Cherry Lane Cabins Condo Association Dues - Estimate

Item	Monthly per Unit	Estimated Cost	Frequency (years)	Description
Docks In	1.67	100	1	Labor to put in 2 docks. Owners will be responsible for their own boat lifts or other accessories.
Spring Cleanup	5.00	300	1	Rake and remove or mulch leaves. Edge and trim as needed.
Mowing	2.50	50	1/ 3	Mow grass in flat areas only. Weed whip as needed. 3 times per season.
Docks Out	1.67	100	1	Labor to remove 2 docks. Owners will be responsible for their own boat lifts or other accessories.
Fall Cleanup	2.50	150	1	Remove debris, mow/mulch leaves.
Deck and Steps	2.08	250	2	Paint the deck between units 1 and 2 and the steps to the lake
Electricity	4.00	20	1/12	Electricity for common areas - includes well, garage, and fish house.
Septic Tank Pumping	1.67	300	3	Tanks must be pumped once every 3 years per county ordinance. Last pumped in 2008; due in 2011
Insurance	8.33	500	1	Association insurance for common areas.
Reserve for Docks	1.87	1120	10	Replacement cedar decking on 2 docks. Expected life 10 years. Installed in 2003.
Reserve for Well	3.33	4000	20	Pump and well head were new in 2004. Pressure tank is unknown age.
Snow Plowing	0.00	0	1	NOT provided by the association. Owners using cabins in winter must arrange for snow removal. The township provides snow removal of the private lanes for approximately \$85/season
Taxes	0.00	0	1	It is assumed that the property tax for the common areas will be billed directly to the individual owners, each paying 1/5.
Total	34.62			
<p>Comments: The expenses are shared equally among the 5 units. The developer will initially provide a reserve fund of \$5000. The above is a budgetary estimate only. Other maintenance and repair expenses that come up would be paid from the funds available or through a separate assessment as determined by the association board.</p>				