



## **Homeowners Association**

The 2010 monthly Homeowners Association (HOA) dues are \$328 per month. Dues will commence at closing. Buyers will receive a complete HOA budget for review prior to signing a Purchase Agreement. The following list summarizes the major expense categories of the budget:

### **Building Interior Expenses:**

- Insurance (*owners will need to insure their contents*)
- Water consumption
- Sewer usage
- Trash chute service and trash removal
- Lobby security systems and maintenance
- Elevator systems and maintenance
- Climate-controlled lobbies and corridors
- Lighting of lobbies and corridors 24 hours a day
- Pest control
- Cleaning lobbies and corridors weekly
- Professional carpet cleaning of corridors and amenity rooms
- Fire protection and sprinkler system monitoring and maintenance
- Amenity room and maintenance

### **Building Exterior Expenses:**

- Lighting for sidewalks and parking areas
- Landscaping service
- Sidewalk maintenance
- Parking area maintenance

### **Building Replacement Escrows:**

- Roof
- Balcony railings
- Unit windows and balcony doors
- Exterior painting
- Corridor lobby painting
- Cardio studio and media room equipment