

Monthly Homeowners Association Fees for the Village at Wild Dunes

Some of the services included in the monthly HOA fee:

Covered Parking/Reserved Parking*	Landscaping
Reserve Fund	Pest Control
Valet Parking	Local Phone Connection
Refuse Disposal Fees	Management
Baggage Assistance	Common Area Housekeeping
Exterior Maintenance	Fire & Security
Concierge Services	Use of the Sweetgrass Inn Pool**
Internet Access (Wi-Fi)	Use of the Sweetgrass Inn Fitness Center**
Xfinity Cable Services	Insurance (property, flood, liability)
Water and Sewer	

Owners will be responsible for their individual electricity use as metered for their condominium.

***** Use and access are extended to owner and immediate family; spouse and children while in residence*****

**** Reserved parking signs are hung when owners are in house upon availability of the request *****

UNIT SIZE	MONTHLY HOA DUES
Studio	\$ 522.01
1 Bedroom	\$ 835.06
2 Bedroom	\$1,357.08
3 Bedroom	\$1,774.67
Penthouse	\$2,927.93

The funds collected through regime fees are utilized for the items in the Residential and Master POA budgets. The list below contains some examples of what the funds in the budget are allocated to, this is not an exhaustive list as there are some items that are not included in the annual budget for each year and occasionally there are unscheduled expenses. Regime fees contribute to the general, annual and preventative maintenance and operation of the three buildings that make up the Residences at Sweetgrass. Certain utilities are included in the budget such as water, waste removal and a business Comcast package which provides internet and cable services.

The budget includes the projected annual cost to maintain certain systems that service the common areas of the buildings such as the HVAC systems for the hallways, stairwells and shared bathrooms. General costs such as water, electricity and waste removal for those areas are budgeted for and covered by the POA. The costs associated with maintenance and landscaping of the exterior of the buildings and their perimeter are also included in the budget as are the costs to maintain common areas such as the hallways, stairwells, elevators and parking garage. The POA maintains contracts with vendors to regularly provide services such as pest control, daily cleaning services and termite prevention. Insurance coverage is a large part of what makes up the budget, this includes hazard, liability, and flood insurance. The safety systems for the three buildings are also maintained by the POA including fire systems, and emergency generators. The POA also employs professionals for audit and tax preparation, legal guidance, accounting and reserve study management. This is intended to provide a general overview of what POA does cover but it is not exhaustive.

- Waste removal
- Exterior maintenance
 - Window cleaning
 - Pressure washing
 - Balconies
 - Parking garage
 - Landscaping
- Custodial
 - Daily cleaning common areas
 - Hallways & stairwells
 - Public bathrooms
 - Lobby area
 - Elevators
 - Garage
 - Carpet cleaning
 - Elevator maintenance
- Safety items
 - Emergency generator
 - Fire system maintenance
- Pest control
 - Monthly preventative pest control spraying inside units and around perimeter of buildings
 - Termite bond
- General

- Electricity for common areas
 - HVAC system maintenance for common areas including stairwells and hallways
 - Water
- Management
 - Audit and tax preparation
 - Legal and professional fees
 - Reserve fund management
 - Accounting
- Insurance
 - Flood
 - Liability
 - Hazard