

EXHIBIT "A"

PROJECTS & COSTS FOR SPECIAL ASSESSMENT

PROJECTS	ESTIMATED COSTS
GARAGE FIRE SPRINKLER RESTORATION	\$414,444.00
RENOVATIONS/REPAIRS TO POOL RESTROOMS/GAME ROOM	\$596,500.00
REPLACEMENT OF CHILDREN'S PLAYGROUND	\$150,000.00
DECK/GARAGE/DRAINAGE/POOL REPAIRS (ADDITIONAL COST TO COMPLETE DECK RENOVATION PROJECT)	\$7,432,710.00
ENGINEERING FEES	\$974,774 .00
PROJECT MANAGEMENT & CONSULTANTS	\$526,762.00
CONTINGENCY	\$1,756,910.00
ADMINISTRATIVE FEES	\$147,900.00
TOTAL SPECIAL ASSESSMENT	\$12,000,000.00

The line item costs set forth above are estimates and the Board shall have the authority to adjust for cost variances between estimated line item costs due to any increases or decreases in actual costs for specific line items.

PROPOSED SPECIAL ASSESSMENT

Total Assessment Without
Interest and Loan Costs:

\$	12,000,000.00
----	---------------

EXHIBIT "B"

<u>Proportional Share</u>	<u>Unit Type</u>	<u>Unit #</u>	<u>*Total Per Unit if Paid in Full by July 1, 2021 Amount</u>	<u>Total Per Unit With Interest & Costs if Paid In 120 Monthly Payments Amount</u>	<u>**Monthly Payment Schedule</u>
0.002460	A	01	\$29,520.00	\$36,955.36	\$307.96
0.002256	B	02	\$27,072.00	\$33,890.77	\$282.42
0.001771	C	03	\$21,252.00	\$26,604.86	\$221.71
0.001771	C	04	\$21,252.00	\$26,604.86	\$221.71
0.001771	C	05	\$21,252.00	\$26,604.86	\$221.71
0.001538	D	06	\$18,456.00	\$23,104.61	\$192.54
0.001771	C	07	\$21,252.00	\$26,604.86	\$221.71
0.001545	E	08	\$18,540.00	\$23,209.77	\$193.41
0.002460	A	09	\$29,520.00	\$36,955.36	\$307.96
0.002281	F	10	\$27,372.00	\$34,266.34	\$285.55
0.001497	G	207	\$17,964.00	\$22,488.69	\$187.41
0.004716	H	01/02	\$56,592.00	\$70,846.14	\$590.38
0.004231	L	01/03	\$50,772.00	\$63,560.22	\$529.67
0.003542	J	05/07	\$42,504.00	\$53,209.72	\$443.41
0.003826	K	08/10	\$45,912.00	\$57,476.11	\$478.97

*The total payment column reflects the share of the Special Assessment for those owners paying their share of the Special Assessment in full.

**The 120 monthly payment schedule is for those owners who wish to finance their share of the Special Assessment with loan costs and interest added into the monthly payments. The monthly payments calculations are based on the most recent interest rate provided by City National Bank and may be subject to revision.