



EXHIBIT

Management Fee	\$1,500.00	MONTHLY	increased as development evolves
ADMINISTRATIVE			
Scanning & Faxes	n/c		
Telephone NMI Office	n/c		No charge for any calls even long distance
Checks	n/c		
Copies	\$0.15	EACH	No charge for up to 20 copies for meetings-color .30
Copies Large	at cost + time		Large copy runs will be sent to an independent printer
			Standard rates as charged by US Postal Service
Postage	Rate		
Postage Meter Fee	\$5.00	MONTHLY	Charged for every \$50.00 in postage
Management Certificate	\$50.00	EACH	HOA pays filing fee - One time fee
Special Assessment	\$10.00	PER UNIT	Includes document creation - Does not include invoicing which will be done by a third party vendor
Emergency Calls	\$75.00	PER HOUR	Each call received - Additional hourly charge may apply
Storage Facility	Flat Rate		Based on the number of boxes
Board & Annual Meetings	\$150.00		Meetings 2 Hours or less. \$75.00 for each add hour
Admin Assistance	\$50.00	HOURLY	outside of contractual agreement
Manager Assistance	\$75.00	HOURLY	outside of contractual agreement
Portal Access	\$10.00	MONTHLY	Is charged each month for Resident and Board access
Assisting Legal Counsel	\$75.00	HOURLY	
			Preparing for trials, mediations, hearings, litigation...
Utility Tax Refund	30%		30% of total refund amount or \$50.00 per hour
Maintenance and Repair	10%		Fee applied to large extraordinary capital improvement projects.
Reserve, Special & Insurance Claims	10%		Fee applied to any claims over \$5,000.00