

## BHI POA's Comparison of 2014 Dues for Improved Properties

In comparison, proposed Middle Island Dues Support Unique Amenities at a Reasonable Cost

Association	Dues	Inclusions
Cedar Court	\$480	*Landscaping; maintenance of sign & fence; replacement reserve for covered items
Braemar	\$480	*Road & sign maint.; replacement reserve for covered items
Palm Court	\$564	*Landscaping; maintenance of sign & fence; replacement reserve for covered items
Loggerhead Grove	\$669	*Maint.of roads & sign; replacement reserve for covered items
Grove	\$753	*Landscaping; maintenance of roads & sign; replacement reserve for covered items
Palmetto Cove	\$836	*Ground's, road, dock & sign maintenance; annual vegetation trimming; replacement reserve for covered items
CFS	\$743-1,255	*Maintenance & replacement of alleys, based on 15 year life
Harbour Village	\$1,022	Landscaping; common areas; Insurance; general admin; fence/planters; dock; storm water retention pond
Flora's Bluff/ KillegrayRidge	\$1,971	Landscaping; insurance; overhead incl reserve & manager; maintenance; beach access; roads; boardwalks
<b>Middle Island POA</b>	<b>\$1,576 – \$2,041</b>	<b>Landscaping; insurance; overhead incl reserves; maint.&amp; repairs incl signs, retaining walls, bridges, 3 docks incl deep water boat launch; private beach access/parking; over 2.5 miles private roads; 14 acres common areas</b>
Surfman's Walk	\$1,877- \$2,164	*Landscaping; insurance; maint. of retaining wall, entry, sign, boardwalks& irrigation; replacem. reserves for covered items
Summer's Crescent	\$2,049	*Ground's, sidewalk, retaining wall, sign, and irrigation maintenance; grill propane; reserve to replace grills & covered items; electricity for grinder pumps
Sabel Palm Cottages	\$2,415	Landscaping; insurance; overhead incl reserve; ext maint. of homes/neighborhood; paint on ext of homes; roofing
Keepers Landing	\$2,531	*Amenities' insurance; grounds, retaining walls, entry, maint. incl boardwalks, dock, pier, sign, irrigation & lighting fixtures; annual tree trimming; replacement reserve for covered items
Ibis Roost	\$2,955	Landscaping; insurance; overhead incl reserve; maintenance; pool; garages; exterior painting; roofs; exterminator
Lighthouse Landing	\$3,215	Landscaping; insurance; overhead incl reserve & manager; maintenance incl driveways, dock, exterior painting & lights
The Villas	\$3,615	Lawn landscaping; garden islands; insurance; ext paint; exterminator; maintenance incl irrigation system, lagoons, roadways, signage; lighting & bridges
Royal James Landing	*\$5,905 - \$6,372 *2011 #s	Landscaping; insurance-HO6; overhead incl reserve & audit; pool, A/C & heat pump unless cat; roofs; repairs; exterior painting; exterminator; homeowner windows/doors/deck
Timbercreek	\$9,989 – \$11,672	Landscaping; insurance; overhead incl reserve & manager; Exterior maintenance incl pool & alarm system; repairs; flood insurance on ext bldg, exterminator; fire ext. inspections, roofs

\* Includes overhead incl reserve for common areas, maintenance of common areas, Insurance, manager, financial audit  
Source of data: Wendy Wilmot Properties (Note: stage 1 or stage dues are added to specific association dues)