

Red Fox Meadows -Closing Cost and Monthly Fee Schedule Projected Fees and Amounts due at closing of all lots 3/1/2020

Lot Sales Only-Projected Closing costs to be paid at closing

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| 1) Sewer Hookup Fee-Per condo unit and/or individual lot- (Payable to Hamlin Construction) | | \$950.00 |
| 2) Master HOA Fee by lot only (Payable to Red Fox Meadows HOA) <i>by Qtr in Advance-pro-rate</i> | \$25/mo. | \$75.00 |
| 3) Working Capital Fee (Payable to Master RFM HOA -One time fee) | | \$100.00 |
| 4) Working Capital Fee-only if a condo lot- (Payable to Vistas HOA -One time fee) | \$100/I time | \$100.00 |
| Total Upfront Fees to be paid at all lot closings only | | \$1,225.00 |

Closing Fees Payable at all House or Condo Closings (after lot closings)

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| 1) Monthly Sewer fees, in advance, prorated to end of qtr (payable to RFM Water-Sewer District) | \$85/mo | \$255.00 |
| 2) Master HOA Fee by lot only (Payable to Red Fox Meadows HOA) <i>by Qtr in Advance-pro-rate</i> | \$25/mo. | \$75.00 |
| 3) Vistas at RFM HOA (Payable to Vistas at RFM-by qtr in advance-prorate) | \$125/mo. | \$375.00 |
| 4) Garbage collection fees-Payable to RFM HOA by qtr- in Advance | Estimated \$16/mo. | \$48.00 |
| 5) RID Costs (See attached 6 sheets) (Payable Annually with Property Tax Bill) prorate | \$17.78/mo. | varies |
| Total Upfront Fees to be paid at all house or condo closings only | EST. | \$753.00 |

Projected Monthly Costs to be incurred by owners after all closing fees have been paid

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| 1) RID Costs (See attached 6 sheets) (Payable Annually with Property Tax Bill) | \$17.78 |
| 2) Gabage collection Fees including a 95 gallon garbage can rental | \$16.00 |
| 3) HOA Fee (Payable Quarterly in advance) | \$25.00 |
| 4) Sewer Fee (Monthly charge payable to Red Fox Meadows Sewer-Water District) | \$85.00 |
| Total Monthly Fees | \$143.78 |

Additional Fees per month paid by Condominium (Pays Ins., irrigation, snow removal, exterior maintenance,etc)

\$125/mo.*

** These fees will be assessed to each Condominium Unit Owner and will pay for, but not be limited to, the following condominium expenses : all building insurance through the interior sheetrock; (all personal property insurance and anything inside the sheetrock is **excluded from** this building insurance as are all windows); all exterior building maintenance including siding, roofing, painting, shingles, and exterior trim; all underground sprinkler system maintenance, all mowing and snow removal and, where necessary, pump, pressure tank and line main tenace.*