

Attention Homeowners,

On November 28, 2006, the Board of Directors approved the following dues budget, effective December 1, 2006. There is a decrease in monthly dues because the insurance carrier for the master association policy was changed to State Farm Insurance effective December 1 and the Association was able to negotiate a lower premium. The January dues billing includes a credit for the reduction relating to the month of December.

Budget for Sunset Ponds I Homeowners' Association

The Homeowners' Association budget for annual dues is as follows: (reported on a monthly basis).

Insurance	\$ 23.00
Lawn maintenance and snow removal	28.00
Common area maintenance, water, electrical, sprinkler system maintenance	12.00
Trash	<i>To be billed by City</i>
Property management	12.00
Contingency	5.00
Reserves	<u>20.00</u>
Monthly dues per unit	<u>\$100.00</u>

Approved 11/28/06