

JUG MOUNTAIN RANCH ASSOCIATION, INC.
CURRENT ASSESSMENTS

1. Homeowner Dues: \$2,500 per year (\$1,480 for Phase 3B owners) paid annually or quarterly.
 - a. Common Assessment - \$69 per month (\$816 per year) paid annually or quarterly.
 - b. Utility Assessment – \$140 per month (\$55 for Water & \$85 for Sewer) - (\$1680 per year) paid annually or quarterly. Phase 3B owners pay \$55 per month / \$660 per year (water only).
2. Water Usage Assessment – \$55 per month flat rate for usage up to 10,000 gallons, which is paid as part of the Utility Assessment above. Usage in excess of 10,000 gallons per month accrue additional fees as follows: \$1.80 per 1000 gallons between 10,001 and 20,000 gallons, \$2.50 per 1000 gallons between 20,001 and 60,000 gallons, \$4.00 per 1000 gallons between 60,001 and 75,000 gallons, and \$6.50 per 1000 gallons for over \$75,000 gallons.
3. Civic Assessment (for Golf operations for which an Idaho state sales tax is assessed, other than excluding greens fees, cart and club rental) paid by the owner of the Golf operations. The Civic Assessment is 2% of the gross receipts.
4. Real Estate Transfer Assessment – 2% of the gross sales price up to \$1,000,000 and 1% of value over \$1,000,000 to be paid upon the transfer of real property in Jug Mountain Ranch.
5. Initial Utility Service Connection Fee - \$15,000 (\$6,000 for Phase 3B sites), to be paid not later than the time when application for Design Review is made. After payment of this fee, the Association will install a water meter.
6. Design Review Fees – are listed at Appendix A of the Design Guidelines, which are included on the website.