

# Doane Village

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## **Approximate Monthly Common Area Maintenance (CAM) Fee is \$400.00**

CAM fees are based on estimated expenses for the upcoming year. At fiscal year-end your account ledger detail and balance is given to you along with the new CAM fee rate. The overage or shortage in your account is then used to help determine your next year's rate. There is also an option to pay off a negative CAM balance instead of rolling it into the next year's payments.

### **Included in CAM Fee**

- Administrative Support Wages
- Maintenance Service Wages
- Landline Phone (in the Common Area)
- Building and Property Maintenance Expenses
- Lawn Maintenance (grass cutting and snow removal)
- Water Softener
- Security System
- Pest Control
- Property Insurance
- Electricity (Common Areas)
- Water and Sewer
- Garbage and Recycling
- Basic Cable TV
- Wireless Internet
- Replacement of Appliances (as described in the contract)

### **Not Included in CAM Fee**

- Content Insurance – a renter's style policy (Property Insurance is covered in your CAM)
- Cable (basic is covered in your CAM)
- Phone (in your unit)
- Electricity (unit's meter usage)
- City's Water Improvement \$10/month fee (included with electric bill)
- **Real Estate Taxes**

Your monthly CAM payment can be paid by check made out to Doane University and delivered to Sylvia Coleman in the Business Office, or if you bank at City Bank or Pinnacle Bank they can assist you in setting up a monthly direct deposit.

If you are or think you may be eligible for a Homestead Exemption you can contact the Saline County Assessor's Office at 821-2588.

# Doane Duplex

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## **Approximate Monthly General Maintenance Fee is \$350.00**

General Maintenance fees are based on actual expenses for your unit and some common area costs. We will provide estimated expenses for the upcoming year. At fiscal year-end your account ledger detail and balance is given to you along with the new rate. The overage or shortage in your account is then used to help determine your next year's rate. There is also an option to pay off a negative balance instead of rolling it into the next year's payments.

## **Examples of Items Included in General Maintenance fee for your unit**

- Administrative Support Wages-annual accounting, bill paying, etc.
- Building and Property Maintenance & Repair Expenses
  - Security System
  - Pest Control
  - Replacement of Appliances
  - Gutter Cleaning
  - Supplies for Unit or common area
  - Chimney Cleaning (if applicable)
- Lawn Maintenance (grass cutting, fertilization, and snow removal)
- Property Insurance
- Utilities
  - Common Area Electricity (outside lights)
  - Water and Sewer
- Garbage and Recycling
- Basic Cable TV
- Cleaning (if applicable)

## **Not Included in the Fee (you will need to cover/pay on your own)**

- Content Insurance – a renter's style policy (Property Insurance is included above)
- Cable (basic is included above)
- Wireless Internet
- Phone
- Electricity (unit's meter usage)
- City's Water Improvement \$10/month fee (included with your electric bill)
- Water Softener
- **Real Estate Taxes**

Your monthly payment can be paid by check made out to Doane University and delivered to the Doane University Business Office in the lower level of Padour Walker, or if you bank at City Bank or Pinnacle Bank they can assist you in setting up a monthly direct deposit.

If you are or think you may be eligible for a Homestead Exemption you can contact the Saline County Assessor's Office at 402-821-2588.