

December 1, 2025

To Tuscany Homeowners:

The Board had its budget and special assessment meetings this morning.

We are pleased to advise we are keeping the monthly COA assessment for 2026 a little lower than 2025 at \$2,536.57.

We received two solid quotes from our current Building Insurance Carrier, Cypress and one from Frontline. Our Insurance Broker requested of Cypress to meet the lower quote of Frontline. They did and a bit better. The insurance amount for all insurance coverage is \$8,900 per Unit for 2025-2026. Last year insurance expense per Unit was \$11,344.

The update on settlement of the insurance fraud we experienced is very good news. Ameritech's insurance company finally after the President of Ameritech pushed for resolution is paying \$100,000. The Insurance Broker is paying us \$20,000 as we have been a loyal customer for many years. The amount we needed to cover is \$9,000 plus interest on the loan for monthly payments during 2025 to keep our coverage in place. We also have some legal fees to Bush Ross, Tuscany's law firm who we engaged early on in this process.

We discussed all of this in detail at yesterday's Board meeting. If you have questions, feel free to call a Board Member.

Have a wonderful holiday season.

Your Board and neighbors, Bonnie, Brad, Dick, Larry and Pat