

TREASURERS REPORT

ANNUAL HOMEOWNER'S MEETING

September 21, 2026

CURRENT YEAR – 2026

Besides the normal monthly operating expenses for Grounds Maintenance/landscaping/irrigation repairs, utilities, management fees, insurance, etc., the following were accomplished for the HOA:

- Snow removal since January 2026 - \$12,491
- Spring cleaning of gutters - \$2,095
- Tree trimming and removal – Planned for Sept 2026

BUDGET YEAR- 2027

Operating Budget major changes from 2026 to 2027:

- ***A monthly assessment increase for 2027 of \$15 per month (about 3.5%). New assessment will be \$450 per month and will begin January 1, 2027.***
- The \$15 increase will help offset the seal coating of the road that will cost about \$9,500. Seal coating needs to be done about every four years. A new paving surface for the HOA road was accomplished in October 2023.
- The landscape and property management contracts are expected to increase by about 5 percent.
- Utilities are expected to see some increase in costs.

NOTE: The deductible rate for HOA loss due to hail and wind is 10.0%. This means that each homeowner could be assessed up to \$ 45,048 that started July 22, 2026, with Framers Insurance for any major loss due to hail and wind. Homeowners need to ensure that their HO-6 insurance policies have at least this much coverage for any major hail/wind loss assessment. Most insurance companies will have build-in coverage up to \$50,000.