

| | |
|---|---------------------|
| 2026 Annual Dues - 335 Homes @ \$450 per year | \$150,750.00 |
| Total Income | \$150,750.00 |

2026 Annual Expenses

| | | |
|---------------------|--|---------------------|
| 1 | Landscaping Common Areas | \$48,120.00 |
| 2 | Management Fees | \$28,140.00 |
| 3 | Postage Fees | \$3,000.00 |
| 4 | Insurance Liability | \$7,200.00 |
| 5 | Legal Fees | \$5,000.00 |
| 6 | Pool Maintenance & Repairs | \$9,600.00 |
| 7 | Pond Maintenance | \$1,700.00 |
| 8 | Utilities | \$8,500.00 |
| 9 | Pest Control | \$600.00 |
| 10 | Website & Cloud Storage | \$1,200.00 |
| 11 | Cleaning | \$5,410.00 |
| 12 | Property Taxes | \$4,200.00 |
| 13 | Printing/Office Supplies | \$1,600.00 |
| 14 | Repairs, Maintenance, & Add'l Cleaning | \$5,400.00 |
| 15 | Add'l landscaping maintenance | \$9,000.00 |
| 16 | Reserve Contribution | \$10,580.00 |
| 17 | Social Committee | \$1,500.00 |
| Total 2026 Expenses | | \$150,750.00 |

| | |
|----|--|
| 1 | Includes the landscaping contract costs only |
| 2 | Elite's management contract fees |
| 3 | Fees for mailing out statements, late payment notices, etc. |
| 4 | HOA property liability insurance cost |
| 5 | Fees for using attorney for compliance or late payment issues |
| 6 | Pool maintenance and any necessary repairs |
| 7 | Pond maintenance located behind Cove Nestle & Hampton Bend |
| 8 | Utilities on all HOA common property |
| 9 | Pest control at the pool/clubhouse |
| 10 | HOA website and Google storage |
| 11 | Cleaning at the pool and clubhouse |
| 12 | Property taxes for all HOA owned properties |
| 13 | Printing/Office Supplies |
| 14 | Unplanned/planned repair & maintenance |
| 15 | Add'l landscape maintenance above and beyond the landscaping contract, entrance beautification |
| 16 | Estimated remaining funds towards capital contribution |
| 17 | Social Committee events |