

Dear WBV Homeowners,

The Board of Directors has met to review our 2026 contracts for services and have prepared the 2026 Budget.

Here is a summary of the major categories of expenses:

Administrative Expenses	\$ 3,395.00
Snow (based on average prior 10 years)	\$ 6,812.00
Landscaping Expenses	<u>\$ 74,585.00</u>
Total	<u>\$ 84,792.00</u>

The board is thus proposing that the HOA dues for 2026 remain the same as 2025:

\$ 83.00/ month for Block 3	\$83.00/mo./17 homes/12 months/yr.	=	\$ 19,932.00
\$ 195.00/ month for Block 1 & 2	\$195.00/mo./29 homes/12 months/yr.	=	<u>\$ 67,860.00</u>
TOTAL			<u>\$ 84,792.00</u>

**Do not pay before you receive an invoice from our bookkeeper at the first of 2026.**

**WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.**

**BUDGET OVERVIEW**

JANUARY THROUGH DECEMBER 2026

ORDINARY INCOME/EXPENSE

January-December 2026

Income:

Association Dues \$ 84,792.00

Expenses:

Administrative Expenses:

Annual Report Fee-CO HOA	\$ 35.00
Flag replacement	25.00
Liability Insurance	775.00
Office expenses	70.00
Bookkeeping	2,400.00
Website	<u>90.00</u>
Subtotal Admin. Expenses	<u>\$ 3,395.00</u>

Snow \$ 6,812.00

Landscaping Expenses:

Entry Flowers (north/west & south)	\$ 500.00
Landscape contract	34,824.00
Tree Trimming/stump removal	7,618.00
Tree fertilizing/Spraying	4,343.00
Emerald Ash Bore	\$2,313.00
Fertilizing	<u>2,030.00</u>
Total	<u>\$4,343.00</u>
Sprinkler repair	3,500.00
Landscape Replacement	3,000.00
Watering/Clock fees	20,800.00
Water	\$20,000.00
Clock/electric	<u>800.00</u>
Total	\$20,800.00

Subtotal Landscaping Expenses \$ 74,585.00

Total Expenses \$ 84,792.00