

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		<u>\$ 84,792.00</u>
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		<u>\$ 6,812.00</u>
 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		<u>\$20,800.00</u>
Subtotal Landscaping Expenses	\$	<u>\$ 74,585.00</u>
 Total Expenses	\$	<u>84,792.00</u>