



To: St. Frances Woods Homeowners

From: St. Frances Woods Board of Directors

Re: 2026 Budget and Monthly Dues Increase

Your St. Frances Woods Board of Directors has reviewed the Association's projected 2025 final calendar year expenses vs. the 2025 budget. From this review and analysis of Reserve Replacement funds, we then determined our annual budget for 2026. The Board has recommended that Monthly Dues be increased by \$20 per unit per month. This is an increase of 4.12% and will commence on January 1, 2026, resulting in a new monthly dues amount of \$505.

Why is there a need to increase dues? The Board evaluated several significant cost increases which existed in 2025 and will continue into 2026 and beyond. Some of these projected cost increases for 2026 include but are not limited to: Sanitation (+6%), Insurance (+2.8%), Grounds Contract (+1%), and Replace Reserves Contribution 6.9%. These costs are in addition to the impact of growing inflation on most goods and services we contract throughout the year to help St. Frances Woods continue to be a premier living community.

The Board reviewed all budgeted expenses to determine where we could make cuts to help minimize the cost increases noted above. A new Reserve Study was approved in 2025 to ensure our Association remains properly funded, and the Board's commitment to maintaining our community.

Please review the attached pie charts to compare the 2025 vs. 2026 expenses, as well as the included budget.

Paying your Association Dues:

- If you pay through Premier Association Management's ACH program, the monthly pull from your checking account will automatically adjust.
- If you pay through your Bank's bill pay, remember to log in and adjust your monthly dues payment.
- If you are not on ACH and would like to sign up, email Accounting@PremierAM.com for the paperwork.

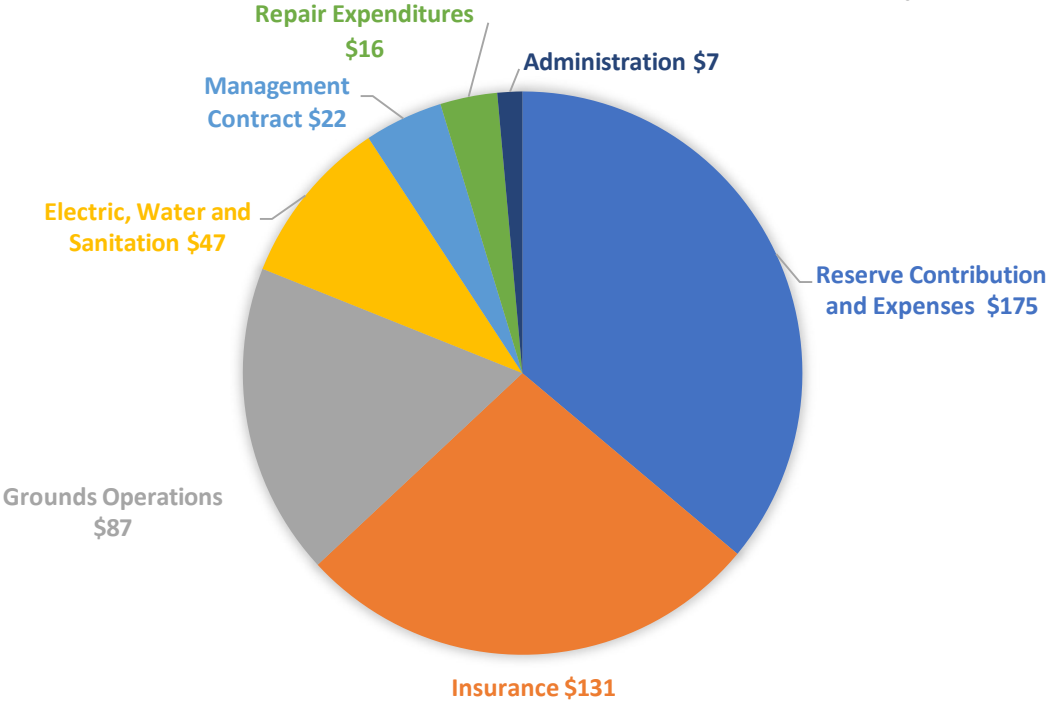
If you have any questions or comments, please address them to Premier Management at office@premieram.com and we will forward your comments to the Board.

Best Regards,

St. Frances Woods Board of Directors and Premier Association Management

St Frances Dues Comparison 2025-2026

2025 MONTHLY DUES BREAKDOWN \$485



2026 MONTHLY DUES BREAKDOWN \$505

