Watersbend Homeowner Association, Inc.
What Your Dues Pay For!

The association is responsible for paying all operating expenses, as well as maintaining funding for the reserve account.

A brief outline is listed below of items that your homeowner dues contribute to:

- ✓ The general maintenance of all common areas, i.e. landscape services which include mowing, edging, tree trimming, chemical treatments, etc.

- ✓ Replacement of trees and shrubs.

- ✓ Installation and maintenance of seasonal color changes for the entrance flowerbeds.

- ✓ The cost of electricity to operate the gates and numerous irrigation systems at the entrances and common area of the community.

- ✓ The cost of repairs and general maintenance of the gates and irrigation systems, i.e. replacing broken sprinkler heads, valves, etc.

- ✓ The cost of miscellaneous common area repairs, i.e. minor landscape material replacements, etc.

- ✓ The cost of legal and tax services, including annual audit.

- ✓ The cost of insurance premiums, corporate and federal tax obligations.

- ✓ The cost of correspondence letters to homeowners, processing ACC Requests, postage, etc.

Please keep in mind that this represents only a portion of the services that homeowner's dues provide for the community SBB Management Company has been selected by the Board of Directors of your Association to provide professional management services. These services include collecting Association dues and maintaining the Association's books and records, enforcing your Declarations of Covenants, Conditions and Restrictions, performing regular property inspections and maintaining the common areas in a manner consistent with the Association's budget and Board instruction.

The Board of Directors have many responsibilities, including continual review of the Association's budget to decide if current homeowner dues are sufficient in order to fund the community's upcoming annual expenditures, such as landscape maintenance, water and electrical increases for the common area lighting and irrigation and so on.