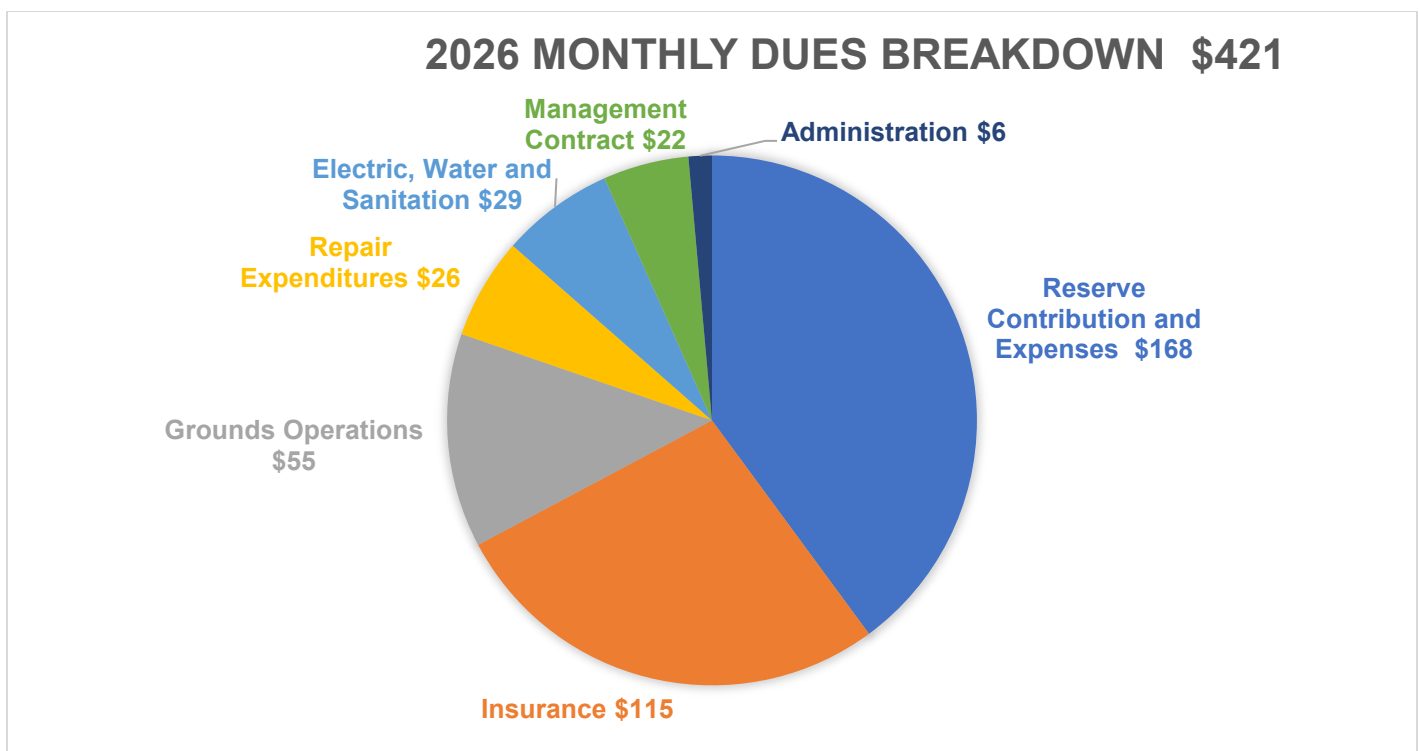


11/24/2025

To: Morningview Cottages HOA Homeowners
From: Morningview Cottages HOA Board of Directors
RE: 2026 Budget and Monthly Dues Communication

Your Board of Directors met recently to review the Association's projected 2025 final calendar year expenses vs. our 2025 budget. Also reviewed were the 5-year expense history, and the Replacement Reserves spending and funding. We then determined our annual budget needs for 2026.

The Board reviewed all expenses line by line to determine where we could make cuts to help minimize cost increases, while still protecting the integrity of the community. The two major components affecting this year's increase are Insurance (11% increase - \$11 monthly increase to Dues) and the contribution to Replacement Reserves (\$6 monthly increase to Dues). There will be a monthly Association Dues increase of \$18 per unit starting January 1, 2026. The new dues to be paid starting January 1, 2026, will be \$421, which is a 4.5% increase over 2025. Please review the pie chart below for a breakdown of dues funding.



Please take action to ensure you pay the correct fee each month:

- 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 in December for January 1, 2026.
- 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.

Best Regards,

The Morningview Board of Directors