

Dear Homeowners,

Thank you for your patience while we continued to work on the new budget. This was a particularly difficult year due to a number of things.

1) Maryland Law requires us to contribute \$349,000 which is a \$229,420 increase from our 2025/2026 budgeted amount of \$119,580.

2) New Maryland Law that went into effect October 2026 stating that in addition to the reserves we now have to have an infrastructure maintenance reserve.

3) Our water & sewer amount did not increase. We are still at \$54.00/month for a total of \$301,320/yr.

4) Our budgeted expenses were over budget last year by \$110,987, mostly due to all the required infrastructure repairs.

The only aspect of the budget that we can control is the operational budget required to maintain the park.

2026/2027 Dues (Broken Down):

Common Area Maintenance Operating, HOA	\$122.00
Water & Sewer:	\$ 54.00
Total Monthly Payment Due:	\$176.00

Reserves Contribution:

Yearly Contribution: **\$750.00 (Must be paid in full by December 31st 2026)**

Due to the significant increase in the reserve contributions, we set up the reserve contributions separately to give owners the opportunity to budget these payments as they are able to do so. An additional bonus is the reserve contributions will not incur late fees unless it's not paid in full by the due date. This payment model does not have to be permanent. Next year the reserve contributions can be added into the Total Monthly Payment Due. Should you choose to pay your reserves monthly your Total Monthly Payment should be calculated correctly to make sure you are paid in full by the due date.

This will be discussed in detail at the March meeting on the 28th (10:00AM in the Clubhouse). The new payment schedule will be posted on the website as soon as possible. The entire budget will be posted as soon as the presentation is completed. We hope to have a good turnout for all our meetings this year. A payment schedule has been attached for your convenience.

Please feel free to email through the website if you have any questions or concerns prior to the meeting.

Best,

White Horse Board of Directors; John, Tammy, Leroy, Tracey & Val