



**FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.  
Approved 2027 Operating Budget**

May 13, 2026

Dear Fountain Hills Homeowners:

**Draft 2027 Budget:**

The Board of Directors approved the enclosed 2027 Operating Budget for the next fiscal year beginning July 1<sup>st</sup>. The budget reflects a \$2 per unit increase to the general budget, however, the increase is being offset by a reduction on the trash collection cost to \$11.50 per unit (savings of \$1.53 per unit!). Please note this does not apply to the Fountain Hills Condominiums as they have their own trash service. There was no change in the supplemental fees for the Townhomes or Village homes.

If you currently pay your assessments on-line or have them automatically debited monthly through your personal banking institute or through NCB Click Pay, you WILL need to update your account with the new assessment amount prior to the July 1<sup>st</sup> effective date. It will NOT automatically update.

**Coupon Booklets will be mailed before the July start date of the 2027 fiscal year.**

**Please note the payment remittance address:**

**PO BOX 467  
Emerson, NJ 07630**

**General Assessments**

<b>Condo Assessment</b>	<b>Budget Year</b>		<b>Base</b>	<b>Trash</b>	<b>General Assessment w/ Trash</b>
\$72.84	2026 Assessment		\$72.84	\$13.03	\$85.87
\$74.84	2027 Assessment		\$74.84	\$11.50	\$86.34

The townhome and village supplemental assessments are unique expenses for those home types and are therefore passed on to those homeowners.

**Townhome & Village Supplemental Assessments**

<b>Budget Year</b>	<b>Townhome</b>	<b>Village</b>
2026	\$30.31	\$9.41
2027	\$30.31	\$9.41

**PLEASE NOTE: ALL PAGES ARE DOUBLE-SIDED → → →**

c/o DH Bader Management  
10480 Little Patuxent Parkway, 10<sup>th</sup> Floor, Suite 1000  
Columbia, MD 21044  
301-953-1955

**The 2027 Monthly Assessments are as follows:  
Single-family Detached Homes – \$86.34, Townhomes – \$116.65, Village Homes – \$95.75  
and Condominiums – \$74.84**

A budget narrative can be viewed on the Association's website, [www.fountainhillscommunity.com](http://www.fountainhillscommunity.com).  
Contact DH Bader Management if you would like a copy mailed to you.

If you have any questions about the budgets or other association matters, please email me at [LEtchison@DHBader.com](mailto:LEtchison@DHBader.com). You can also contact Client Services at [Info@DHBader.com](mailto:Info@DHBader.com) or at 301-953-1955.

On Behalf of the Board of Directors  
For the Fountain Hills Community Association,

*Laura Etchison, CMCA, AMS*  
Community Manager

Enclosure: Approved 2027 Budgets

c/o DH Bader Management  
10480 Little Patuxent Parkway, 10<sup>th</sup> Floor, Suite 1000  
Columbia, MD 21044  
301-953-1955

**FOUNTAIN HILLS COMMUNITY ASSOCIATION  
2027 APPROVED  
OPERATING BUDGET  
GENERAL**

<b>2026 Monthly Assessments:</b>	<b># of Units</b>	<b>2026 Assessment</b>	<b>2027 Assessment</b>
Single Family Detached - \$74.84 + \$11.50 (trash)	<b>15</b>	\$85.87	\$86.34
Townhouses - \$74.84 + \$11.50 (trash) + \$30.31 (supplemental)	<b>472</b>	\$116.18	\$116.65
Village Homes - \$74.84 + \$11.50 (trash) + \$9.41 (supplemental)	<b>163</b>	\$95.28	\$95.75
Condominiums - \$74.84	<b>222</b>	\$72.84	\$74.84

		<b>2026 Approved Budget</b>	<b>2027 Approved Budget</b>
<b>INCOME</b>			
4025	Assessment - Single Family (15)	\$15,456.60	\$15,541.20
4026	Assessment - Village Homes (163)	\$167,961.72	\$168,881.04
4027	Assessment - Townhomes (472)	\$486,367.68	\$489,029.76
4028	Assessment - Condominiums (222)	\$194,045.76	\$199,373.76
4040	Late Fee Income	\$500.00	\$500.00
4054	Pool Income	\$100.00	\$100.00
4050	Interest Income	\$0.00	\$0.00
4070	Miscellaneous	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$864,431.76</b>	<b>\$873,425.76</b>

**EXPENSES**

**RESERVE CONTRIBUTION**

7150	Reserve Contribution-General	\$138,439.00	\$141,775.00
7152	Less Reserve Interest	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$138,439.00</b>	<b>\$141,775.00</b>

**GENERAL & ADMINISTRATION**

6010	Audit Fees	\$6,300.00	\$7,000.00
6070	Legal Fees - General	\$1,500.00	\$3,000.00
6071	Legal Fees - Collection	\$4,000.00	\$5,000.00
6100	Postage & Printing	\$10,000.00	\$10,000.00
6103	Mailing/Handling Fee	\$1,500.00	\$1,000.00
6060	Insurance	\$22,800.00	\$22,800.00
6021	Bad Debt	\$25,000.00	\$22,000.00
6158	Taxes	\$1,400.00	\$1,400.00
6157	Property Taxes/Water Quality Protection Charges	\$21,000.00	\$20,000.00
6040	Social & Recreation	\$1,700.00	\$1,700.00
6030	Record Storage	\$250.00	\$250.00
6045	Meeting Minutes	\$2,100.00	\$2,100.00
6167	Website	\$150.00	\$150.00

**GENERAL & ADMINISTRATION**

		<b>2026 Approved Budget</b>	<b>2027 Approved Budget</b>
6520	Water & Sewer	\$3,000.00	\$3,000.00
6510	Electricity	\$2,000.00	\$2,000.00
6150	Misc Administrative	\$10,000.00	\$10,000.00
New Item	Maintenance Inspection/Admin. Fees	\$0.00	\$225.00
6110	Commission on Common Ownership	\$4,225.00	\$4,225.00
6166	Operating Contingency	\$34,887.03	\$34,000.00
<b>TOTAL</b>		<b>\$151,812.03</b>	<b>\$149,850.00</b>

**POOL**

6401	Pool Management	\$111,000.00	\$119,000.00
6425	Pool Repairs	\$2,500.00	\$2,500.00
6430	Pool Supplies	\$2,500.00	\$2,500.00
6435	Pool Telephone	\$4,000.00	\$4,000.00
6405	Pool Electricity	\$10,850.00	\$10,100.00
6440	Pool Water & Sewer	\$11,800.00	\$11,800.00
6415	Pool Gas	\$250.00	\$250.00
6410	Pool Pass Administration	\$2,154.00	\$2,100.46

**FOUNTAIN HILLS COMMUNITY ASSOCIATION  
2027 APPROVED  
OPERATING BUDGET**

<b>GENERAL</b>		
<b>TOTAL</b>	<b>\$145,054.00</b>	<b>\$152,250.46</b>

**GENERAL MAINTENANCE & REPAIRS**

6345	Tree Maintenance	\$20,000.00	\$30,000.00
6325	Site Maintenance & Repair	\$8,000.00	\$8,000.00
6327	Parking Lot Maintenance	\$1,000.00	\$1,000.00
6330	Chestnut Oaks Maint. Fee	\$4,600.00	\$4,600.00
6385	Site Improvements	\$0.00	\$0.00
6315	Electrical Maintenance & Repairs	\$3,500.00	\$3,500.00
	<b>TOTAL</b>	<b>\$37,100.00</b>	<b>\$47,100.00</b>

**CONTRACT SERVICES**

6604	Lawn Maintenance	\$162,501.00	\$162,501.00
6612	Pet Waste	\$9,100.00	\$9,100.00
6630	Trash Removal	\$101,640.00	\$89,700.00
6636	Fountain Maintenance & Repairs	\$15,000.00	\$15,000.00
6640	Snow Removal	\$25,000.00	\$25,000.00
6655	Property Management	\$78,785.73	\$81,149.30
	<b>TOTAL</b>	<b>\$392,026.73</b>	<b>\$382,450.30</b>

11.50 per unit

<b>TOTAL OPERATING EXPENSES</b>	<b>\$864,431.76</b>	<b>\$873,425.76</b>
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NET INCOME / LOSS (+/-)	\$0.00	\$0.00
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**FOUNTAIN HILLS COMMUNITY ASSOCIATION  
2027 APPROVED BUDGET  
TOWNHOME SUPPLEMENTAL**

		<b>2026 Approved Budget</b>	<b>2027 Approved Budget</b>
<b>INCOME</b>			
14026	Townhome Supplemental Assessment	\$171,109.44	\$171,109.44
	Parking Income	\$200.00	\$200.00
<b>TOTAL</b>		<b>\$171,309.44</b>	<b>\$171,309.44</b>
<b>EXPENSES</b>			
<b>RESERVE CONTRIBUTION</b>			
17150	Townhome Reserve Contribution	\$78,659.00	\$80,554.00
17152	Less: Reserve Interest (TH)	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$78,659.00</b>	<b>\$80,554.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>			
16021	Bad Debt	\$3,000.00	\$3,000.00
16102	Printing & Reproduction - Parking Permits	\$1,500.00	\$1,500.00
16510	Electricity-Townhouses	\$10,000.00	\$10,000.00
<b>TOTAL</b>		<b>\$14,500.00</b>	<b>\$14,500.00</b>
<b>MAINTENANCE &amp; REPAIRS</b>			
16360	Streetlight Repair	\$6,766.44	\$6,766.44
16327	Parking Lot Maintenance	\$249.00	\$249.00
New Item	Maintenance Inspection / Admin Fees	\$0.00	\$7,080.00
<b>TOTAL</b>		<b>\$7,015.44</b>	<b>\$14,095.44</b>
<b>CONTRACT SERVICES</b>			
16604	Lawn Maintenance	\$25,135.00	\$24,000.00
16640	Snow Removal	\$27,000.00	\$27,000.00
16800	Operating Contingency	\$19,000.00	\$11,160.00
<b>TOTAL</b>		<b>\$71,135.00</b>	<b>\$62,160.00</b>
<b>TOTAL EXPENSES</b>		<b>\$171,309.44</b>	<b>\$171,309.44</b>
<b>NET INCOME / LOSS (+/-)</b>		<b>\$0.00</b>	<b>\$0.00</b>

2026 TH Supplemental \$30.31

2027 TH Supplemental \$30.31

**FOUNTAIN HILLS COMMUNITY ASSOCIATION  
2027 APPROVED BUDGET  
VILLAGE SUPPLEMENTAL**

		<b>2026 Approved Budget</b>	<b>2027 Approved Budget</b>
<b>INCOME</b>			
24027	Village Supplemental Assessment	\$18,405.96	\$18,405.96
<b>TOTAL</b>		<b>\$18,405.96</b>	<b>\$18,405.96</b>
<b>EXPENSES</b>			
<b>RESERVE CONTRIBUTION</b>			
7160	Reserve Contribution	\$7,518.00	\$7,518.00
27152	Less Reserve Interest	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$7,518.00</b>	<b>\$7,518.00</b>
<b>MAINTENANCE &amp; REPAIRS</b>			
6649	Snow Removal-Village	\$7,200.00	\$7,200.00
6651	Operating Contingency	\$3,687.96	\$1,242.96
	Maintenance Inspection / Admin Fees	\$0.00	\$2,445.00
<b>TOTAL</b>		<b>\$10,887.96</b>	<b>\$10,887.96</b>
<b>TOTAL EXPENSES</b>		<b>\$18,405.96</b>	<b>\$18,405.96</b>
<b>NET INCOME / LOSS (+/-)</b>		<b>\$0.00</b>	<b>\$0.00</b>

**2026 Village Supplemental - \$9.41**

**2027 Village Supplemental - \$9.41**