

## Villas on Clearview – HOA Assessment Summary

HOA assessments cover the costs necessary to operate and maintain the Villas on Clearview community. These funds are used for the maintenance, repair, and improvement of all common areas, including landscaping, road rights-of-way, drainage areas, and debris removal.

Assessments also pay for utilities and services the Board may choose to provide, such as street lighting, trash collection, and pest control.

In addition, assessments fund insurance for common areas and Board members, property taxes on HOA-owned property, professional management, labor, legal and administrative costs, and day-to-day operation of the Association.

The Board may also allocate portions of assessments to reserve funds for future repairs or major replacements. Assessments may be levied annually as general assessments or, when needed, as special assessments for significant repairs or improvements.

Villas on Clearview currently pays for the following:

- Common Area Landscaping
- Gate services
- Security cameras
- Pest Control
- Common Area Insurance
- Common Area Electric
- Trash services