

HOA – What’s Included (Single Family Homes)

*The following represents a sample of the many items covered under the
Homeowners Association Fee for Single Family Homes*

Monthly HOA Fee\$185.00
One Time Capital Contribution\$1,000.00

Individual Homeowner Items

Basic Cable • Lawn Maintenance • Garbage Pickup • Community Intranet Access (Del Webb Live)

Access to Amenities: Fitness Center, Pools, Tennis, Bocce, Walking & Amenity Lawn,
Canoe & Kayak Center, Fishing Pier, Community Kitchen, Indoor Walking Track, etc.

**Fee does not include access to Carolina Lakes Golf Course*

Common Community Areas

Ground Maintenance

- Landscape, Maintenance & Improvements
- Walking Trail Maintenance

General Maintenance and Repair

- General Maintenance & Supplies
- Signage
- Home owners refuse removal

Utilities

- Water – Irrigation
- Electricity –Street Lighting
- Electricity – Common Area & Lake House Parking
- Telephone/DSL/ Cable

Administrative / Other Expenses

- Del Webb Live
- Cable Television Package
- Equipment Leases
- Office Supplies
- Activity Director Software

Taxes & Insurance

- Insurance on Common Areas

Reserves

- Deferred Maintenance
- Repair & Replacement

Recreation Building

Irrigation Pump

- Electricity
- Irrigation Electric
- Water & Sewer
- Fire and Safety Systems

Canoe/Kayak Center

- Maintenance
- Electricity
- Water & Sewer

Pool

- Management Contract
- Supplies & Equipment

Other Recreation

- Tennis Court Maintenance
- Bocce
- Fishing

Gate House

- Gate Attendants
- Water & Sewer
- Gatehouse Vehicle

Professional Services

- Association Management Fee
- Accounting / Audit
- Legal – General

Payroll Reimbursement

- Management staff
- Activities Director
- Reception Concierge
- Service Staff
- Payroll Service & Taxes
- Benefits Package

Recreation Center(s)

To include all future centers

- Electricity
- Gas
- HVAC – Maintenance
- Water – Sewer
- Exterminating
- Fire & Safety Systems
- Fitness Equipment
- Elevator maintenance
- Janitorial Services & Supplies
- Light Fixture supplies
- Furniture repair and replacement
- Landscape Improvements