



**This is how your Pinewinds HOA maintenance fees are spent at East Lake Woodlands
Pinewinds Cluster Homes Unit One Association, Oldsmar, FL.**

Living in an HOA community, you will want to research rules and deed restrictions, reserve funds, operating budget, bylaws, and all association documents. Our governing documents are the authoritative source of information; this is a snapshot summary for easy reference.

Below is a breakdown of where your money goes living in Pinewinds:

Approximately 15% of your monthly Pinewinds HOA fee goes to East Lake Woodlands Community Association (ELWCA) for ongoing costs and maintenance of the overall property outside of Pinewinds, including roving security and staff, gates, roads, sidewalks, tree trimming, drainage, streetlights, etc.

Approximately 30% of your monthly Pinewinds HOA fee funds the reserve account. Reserve funds are used for large projects such as replacements or major repairs within the homeowner's association. Reserve funds usually have strict criteria on how they are to be used. The requirements are based on the Florida Statutes, HOA community rules, regulations, bylaws, and accountability.

From Reserve Funds:

- Exterior painting (on a 7-year cycle)
- Major wood repair project prior to exterior painting
- Roof replacement (on an 15-year cycle/estimated)
- Skylight replacement due to wear and tear. *Note: storm damage is not covered by the HOA*
- Pool deck surface cleaned, and sealed
- Pool resurfacing/tiling
- Pool furniture replaced
- Road paving
- Front entrance sign and street signage.
- Storm drains inspected and cleaned (every 3-5 years)
- Fencing (PVC, wood & chain link) painted or replaced
- Gutters (installed by the developer) replacement during roof or painting cycles

Below is a breakdown of the remaining 55%:

From Operating Expenses:

- Lawn mowing, hard and soft edging, blowing.
- Shrub trimming
- Annual leaf clean up
- Gutter and downspout cleaning 4 times per year
- Annual palm tree and Palmetto bed trimming
- Dead pine trees removed and replaced
- Annual hurricane trimming, as needed. HOA only responsible for trim 5'-8' off roof line.
- Lawns fertilized and sprayed with insecticide, fungicide, grub control, weed control
- Fire ant control
- Basic Cable and High-Speed Internet (some equipment included through Spectrum)
- Day to day wood rot repairs
- Roof repairs due to wear and tear. *Note: Storm damage is not covered by the HOA.*
- Irrigation of lawns and landscape beds
- Miami curb/gutter cleaning/maintenance
- Developer installed gutters & downspouts repaired
- Pool maintenance chemicals, vacuum, skimming, three times per week
- Pool house restroom and furniture cleaned weekly
- Pool deck and furniture power washed quarterly
- Subterranean termite control
- Replacement of HOA installed sod, plants, shrubs, ornamental trees when the budget allows
- Utilities, street lighting, pool pump, irrigation water
- Liability Insurance for pool, pool house common grounds, and officers and directors
- Trash pick-up 2x per week
- Recycling 1x per week
- Management Company Fees including Property Manager, Accounting Department, Clerical support, Service Coordinator, weekly service reports, budget preparation, mailings, etc.