

Dulles Farms

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

Dear Dulles Farms Owner:

At its meeting held October 9, 2025, the Board of Directors reviewed and approved the 2026 Operating Budget and Reserves Budget. Subsequently, the 2026 Operating Budget required an update that was approved on November 19, 2025. The final versions of the 2026 Operating Budget and Reserves Budget are attached for your reference. Also enclosed is the Table of Repair/Replacement Reserve Expenses from Dulles Farms' most recent Reserves Study, including projections for future repair and replacement expenses through 2033.

Please note the attached budget reflects a modest increase to the monthly assessments, necessitated by increases in operational costs to maintain our current Dulles Farms amenities and services. For context, Dulles Farms Community Association is composed of 1785 residential homes (including 300 condominium units), plus 2 commercial parcels. The new monthly 2026 assessment rates are detailed below:

Dulles Farms Community Association Master Association Monthly Combined Assessment Rates	2025	2026	Change (\$)
Commercial Lots			
- Pacific Homes (Daycare Lot)	\$296.67	\$1,305.87	+ 1,009.20
- 7Hills	\$2,076.69	\$2,219.07	+ 142.38
Single Family Homes	\$126.13	\$134.55	+ 8.42
Single Family Homes on Private Roads (includes private roads, alleys, and pipestems)	\$162.45	\$168.69	+ 6.24
Townhouses	\$131.38	\$141.41	+ 10.03
*VA Manor Condominium	\$132.73	\$141.40	+ 8.67
*Westridge Condominium	\$128.09	\$136.60	+ 8.51

Also note:

- The enclosed 2026 Dulles Farms budget reflects a 6.9% increase in aggregate operational expenses (year-over-year).
- The variations in adjustments to the monthly assessments detailed above, are reflective of the level of service each specific unit type or commercial lot receives. For example, our trash contractor bills differently for each unit type and snow removal for Alleys, Pipestems, Private Roads, Townhouses, Condominium streets and parking, must be maintained by the Association at an additional expense, whereas the streets for the Single-Family homes are maintained by the Virginia Department of Transportation (VDOT).
- Two new items of note in the 2026 budget: pest control treatments for the spotted lantern fly and lighting enhancements at the Virginia Manor clubhouse for community safety.
- ***Condominium owners:** The above changes in assessment rates will be incorporated by your Condominium Association in determining your actual monthly assessment rates for 2026. Any changes to your 2026 assessment rates will be communicated separately by your Condominium Association.

Finally, the Association continues to be in a very strong financial position:

- Fully funded Repair and Replacement Reserves (supported by insured cash investments). Note, the projected accumulated balance of Repair and Replacement Reserves cash investments as of year-end 2025 will total: \$2,522,109 compared to the estimated balance noted on the Reserve Study (dated 08/02/2023) of \$2,153,670, and the Private Roads projected accumulated balance will be \$74,806 compared to the \$73,940 per the Reserve Study.
- The contribution for 2026 is \$556,372 for the General Reserve and \$17,670 for the Private Road Reserve, which is consistent with the recommendations included in the Association's Reserve Study. In addition, \$4,388 in the Commercial Reserve is also included in the contribution for 2026. All interest earned off the reserve funds is allocated to the replacement reserve fund. For 2026 we've estimated the interest income at \$80,472 as reflected in the Reserves Budget.
- Maintaining a healthy level of Operating Reserves (savings for non-budgeted expenses, e.g. unexpected snow totals and removal costs).

Further, details are attached regarding the components included in the Reserves Study which also notes the estimated replacement cost and the remaining and estimated useful life of each item. The last Reserve Study was completed in 2023 by a professional Reserve Study Specialist in accordance with the requirements set forth by Community Associations Institute and the Virginia Property Owners Act. You will note in the 2026 Operating Budget, that Dulles Farms is planning to update the Reserves Study in the next 12-months – see *Professional Fees*.

In the coming weeks ahead, you will receive a new coupon book with the adjusted assessment rate for your property. If you currently pay via direct debit, the new amount will automatically be deducted on or about the 3rd business day of the month. If you use a bill payer service, please ensure you update the payment information to reflect the new assessment rate, effective January 1, 2026, to avoid receiving future notifications and late fees.

If you have any questions regarding the attached information, please feel free to contact CAMP directly or attend one of the upcoming Board meetings.

We appreciate your support and cooperation in helping to make Dulles Farms as beautiful tomorrow as it is today!

Sincerely,

Dulles Farms Board of Directors