



2025 Budget & Assessment Announcement



November 25, 2024

Dear Blossom Rock Homeowner,

On behalf of the Boards of Directors and in compliance with our community's governing documents, the Blossom Rock Community Alliance, Inc. (the "Alliance"), Blossom Rock Residential Association, Inc. (the "Association"), and the Blossom Rock Community Assembly, Inc. (the "Assembly"), produce an annual governance package to share with all Blossom Rock property owners. The Alliance, Association and Assembly, and are collectively referred to herein as the "Associations".

Enclosed in this 2025 governance package, you'll find:

- 1) Budget Summary
- 2) Governance Overview
- 3) Blossom Rock Assessment & Fee Schedule

The Alliance, Association, and Assembly Boards approve annual budgets for the upcoming fiscal year and set an assessment level to meet the fiduciary requirements of each governing entity.

Upholding the vision

The Associations' budgets reflect collective efforts to responsibly manage resources while continuing to fulfill Blossom Rock's long-term vision. Blossom Rock was designed with a commitment to the belief that communities should be places where people love to be and love to live. It's a connected community built not just on concrete foundations, but on relationships, traditions, philanthropy, and memories, all of which protect your investment by elevating your home value.

2025 assessment amount

In January 2025, the combined monthly assessment for Blossom Rock's master associations will increase from \$125.00 to \$130.00 (a total increase of \$5.00). This includes +\$3.00 for the Alliance, +\$1.00 for the Association, and +\$1.00 for the Assembly.



Why assessments are increasing

Community Growth

Blossom Rock is blooming, and as the community continues to grow so too will the management and maintenance responsibilities of the Associations. Whether it's new neighborhood parks, facilities, or common landscape spaces, more property maintenance comes with more expenses. Adjusting the assessment fees will help cover the additional costs in order to preserve the Blossom Rock vision.

Cost Increases

Across-the-board cost increases for goods and services has impacted the Association's contracts and expenses. Higher prices for landscape materials, maintenance, and utilities have also impacted the need for assessment adjustments.

New Amenity

The Dutch is scheduled to open in 2025 for all residents to enjoy. Expenses related to the maintenance and management of the space is incorporated and part of the assessment rates to prepare for the added costs in the coming year.

Reserve Funding

Reserve funds are like saving accounts for a community. Setting aside funding now to build a healthy reserve can put the Associations in a better financial position to deal with costly (and often unexpected) repairs or replacements down the road, like fixing a pool heater or updating playground equipment.

The Blossom Rock Residential Association, Community Assembly, and Community Alliance Boards are mindful of building a savings early to help prevent the sudden need for large fees or special assessments if unexpected expenses arise.

Assessment payment reminders

- Please remember that assessments are due in full on the 1st of each month, and late charges will be assessed after the 15th of the month.



- If you're enrolled in the Automated Clearing House (ACH) Direct Debit program, your assessment withdrawal will automatically update to \$130.00. You don't need to take any further action on your part.
- If you use an Online Bill Pay service with your bank or credit card, you will need to update the amount that will be withdrawn or charged each month (beginning Jan. 1, 2025) to \$130.00.
- You can log into your Vantaca account at home.coherelife.com to view your assessment balance and payment history at any time.

For questions regarding information within this governance package, please contact Blossom Rock Community Life staff at BlossomRock@coherelife.com.

On behalf of the Boards of Directors,

Blossom Rock Community Alliance, Inc., Blossom Rock Residential Association, Inc., and Blossom Rock Community Assembly, Inc.

Managed by Cohere Life, Inc



2025 Blossom Rock® Governance Overview

Blossom Rock is an innovative community predicated on creating energy and human connection. Growing and maintaining the rich experience of community life at Blossom Rock is assisted by three distinct, yet complementary, nonprofit entities: Blossom Rock Community Alliance, Inc. (the “Alliance”), Blossom Rock Residential Association, Inc. (the “Association”), and Blossom Rock Community Assembly, Inc. (the Assembly”).

BLOSSOM ROCK COMMUNITY ALLIANCE, INC. (BRCA) preserves and maintains Blossom Rock’s passive public assets, commercial standards and landscaping, landscape parkways and perimeter landscaping, and surrounding maintenance of the community. The BRAL is committed to preserving and maintaining the quality of the community and protecting its residents’ investment. It will provide cohesive governance by working with the Blossom Rock governing entities and our stakeholders in a collaborative and positive approach with a commitment to building strong relationships with residents and commercial partners. The BRAL will govern with excellence and a focus on the following values: shared responsibility, education, innovative leadership, inclusion, fiscal responsibility, transparency, compliance, and nurturing a sense of community.

BLOSSOM ROCK RESIDENTIAL ASSOCIATION, INC. (BBRA) preserves and maintains Blossom Rock’s built environment, residential community landscapes, and unique neighborhood settings, ensuring the value and quality of the community and protecting its residents’ investment. It will provide cohesive governance by working with the Blossom Rock governing entities and our stakeholders in a collaborative and positive approach with a commitment to building strong relationships. The BBRA will govern with excellence and a focus on the following values: shared responsibility, education, innovative leadership, inclusion, fiscal responsibility, transparency, compliance, and nurturing a sense of community.

BLOSSOM ROCK COMMUNITY ASSEMBLY, INC. (BRAS) fosters unique opportunities for social and civic engagement both within Blossom Rock and the broader community at large. The BRAS co-creates opportunities for shared experiences and lasting traditions while empowering residents to design their own active or passive engagement in the community. The EAS builds leaders and cultivates partnerships throughout the community to ensure the sustainability and vitality of Blossom Rock. It will provide cohesive governance by working with the Blossom Rock governing entities and our stakeholders in a collaborative and positive approach with a commitment to building strong relationships with residents. The BRAS will govern with excellence and a focus on the following values: shared responsibility, communication, innovative leadership, inclusion, fiscal responsibility, transparency, compliance, and nurturing a sense of community.



ASSESSMENTS AND FEES

The Association, Alliance, and Assembly are funded by a predetermined, mandatory monthly assessment collected from all residential property owners. The monthly base assessment as of January 1, 2025, is as follows:

Community Alliance	\$58
Residential Association	\$61
Community Assembly	\$11
TOTAL COMBINED MONTHLY ASSESSMENT	\$130

In addition to the above fees, homes in certain neighborhoods may be subject to additional monthly Neighborhood Assessments for benefits or services provided by the Residential Association not common to all owners.

Note: Other assessments and fees may be applicable as delineated in the governing documents. All assessments and fees, as of January 1, 2025, are subject to change in accordance with the governing documents. Special use and consumption fees may be required for certain amenities, programs, events and activities. Please see the current years' Blossom Rock Assessment & Fee Schedule.

DESIGN GUIDELINES

To ensure that the character of Blossom Rock remains true to its original vision, and to maintain consistency in the quality of improvements within the Community, design review is a free and mandatory approval process for owners who want to change or modify the exterior of their home, including front yard landscape modifications. Design review at Blossom Rock is detailed in a document entitled *Blossom Rock Design Guidelines*.^{*} Prior approval must be obtained from the Design Review Committee, as outlined in Article 9 of the Residential Association Declaration, before any exterior changes or modifications are made to any residence.

*Note: Homeowners who do not secure pre-approval for design review may be subject to a Retroactive Design Review Application Fee. Please see the current years' Blossom Rock Assessment & Fee Schedule.**



GOVERNING DOCUMENTS

The Alliance Declaration, the Residential Association Declaration, and the Assembly Covenant for Blossom Rock (collectively, the “Governing Documents”) are documents in accordance with Arizona regulations regarding the establishment of nonprofit organizations and cannot be changed without a specific vote by Blossom Rock property owners. If approved, these changes become amendments and are recorded with the Pinal County Recorder’s Office. Please be advised that failure to abide by the Governing Documents can result in specified legal remedies and/or fine(s). The Bylaws* outline the manner in which the Alliance, the Assembly, and the Residential Association are overseen as well as governing internal affairs such as voting, elections and meetings.

*All current Governing Documents, including amendments and supplements, as well as all current financial documents; including budgets, fee schedules, and financial statements, are available on residents.blossomrock.com.

CONTACT INFORMATION

480-625-4900 or blossomrock@coherelife.com
10075 South Dutchman Drive, Apache Junction, AZ 85120

This Blossom Rock Governance Overview is not an offer in any jurisdiction where prior registration or qualification is required. Offer is void where prohibited or otherwise restricted by law. No binding offer to sell or lease may be made or accepted prior to issuance of the final Arizona Subdivision Disclosure Report (the “Public Report”) for the property. Lot reservations or conditional sales may only be offered in certain neighborhoods. We suggest you obtain the Public Report, or its equivalent, required by Federal and State law and read it before signing anything. No Federal or State agency has judged the merits or value, if any, of this property. These materials are the features and amenities depicted herein and are based upon current development plans effective as of January 1, 2025 which are subject to change without notice and should not be relied upon as a commitment by the Developer to complete the amenities as proposed or the time when such will be completed, if at all. No guarantee is made that the features and amenities depicted by artist’s renderings, or otherwise described, will be built or, if built, will be the same type, size or nature as depicted or described. © January 1, 2025, DMB Mesa Proving Grounds LLC. All rights reserved. The Blossom Rock® name and logos are trademarks of DMB Mesa Proving Grounds LLC.



Blossom Rock Community Alliance 2025 Budget

FEES	
Blossom Rock Community Alliance Assessments	\$ 58
REVENUE	
Assessment Revenue	\$ 386,985
Enforcement Fees	\$ -
Other Revenue	\$ 215,511
Revenue Offsets	\$ -
NET REVENUE	<u>\$ 602,496</u>
OPERATING EXPENSES	
Administrative	\$ 206,188
Amenity Maintenance	\$ 39,786
Communications	\$ 6,300
Community Engagement	\$ -
Landscaping	\$ 244,517
Utilities	\$ 101,280
Contingency	\$ 18,000
NET OPERATING EXPENSES	<u>\$ 616,071</u>
Reserve Contribution	<u>\$ 19,349</u>
TOTAL SURPLUS (DEFICIT)	<u><u>\$ (32,924)</u></u>



Blossom Rock Residential Association 2025 Budget

FEES	
Blossom Rock Residential Association Assessments	\$ 61
REVENUE	
Assessment Revenue	\$ 407,002
Enforcement Fees	\$ 250
Other Revenue	\$ 50
Property Transfer Fees	\$ 57,060
Revenue Offsets	\$ -
NET REVENUE	<u>\$ 464,362</u>
OPERATING EXPENSES	
Administrative	\$ 340,868
Amenity Maintenance	\$ 80,435
Communications	\$ 6,612
Community Engagement	\$ -
Landscaping	\$ 70,866
Utilities	\$ 43,231
Contingency	\$ 78,275
NET OPERATING EXPENSES	<u>\$ 620,287</u>
Reserve Contribution	<u>\$ 20,350</u>
TOTAL SURPLUS (DEFICIT)	<u><u>\$ (176,275)</u></u>



Blossom Rock Community Assembly 2025 Budget

FEES	
Blossom Rock Community Assembly Assessments	\$ 11
REVENUE	
Assessment Revenue	\$ 53,415
Enforcement Fees	\$ -
Other Revenue	\$ -
Program & Amenity revenues	\$ -
Property Transfer Fees	\$ 80,500
Revenue Offsets	\$ -
NET REVENUE	<u>\$ 133,915</u>
OPERATING EXPENSES	
Administrative	\$ 292,834
Amenity Maintenance	\$ -
Communications	\$ 6,327
Community Engagement	\$ 103,250
Landscaping	\$ -
Utilities	\$ -
Contingency	\$ 12,000
NET OPERATING EXPENSES	<u>\$ 414,411</u>
TOTAL SURPLUS (DEFICIT)	<u><u>\$ (280,496)</u></u>



**Blossom Rock Community Alliance, Inc., Blossom Rock Residential Association, Inc.
& Blossom Rock Community Assembly, Inc. ("Master")**

Adopted 11/25/2024 | Effective 11/25/2024

Master Association Monthly Assessments	Monthly Assessment
Blossom Rock Community Alliance, Inc. (Blossom Rock Community Alliance, Inc. Declaration - Article 4, Assessments and Fees)	\$58
Blossom Rock Residential Association, Inc. (Blossom Rock Residential Association, Inc. Declaration - Article 7, Association Finances)	\$61
Blossom Rock Community Assembly, Inc. (Blossom Rock Community Assembly, Inc. Covenant - Article 4, Assembly Finances)	\$11
Delinquency & Legal Fees	
Blossom Rock Community Alliance, Inc. Declaration - Article 4, Assessments and Fees Blossom Rock Residential Association, Inc. Declaration – Article 7, Association Finances Blossom Rock Community Assembly, Inc. Covenant – Article 4, Assembly Finances Per the Blossom Rock Association, Inc. Delinquency Policy and Guidelines, TBD Per the Blossom Rock Association, Inc. Collection Policy, TBD Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated Legal fees are direct pass through and determined annually by the Blossom Rock Association, Inc. legal counsel.	
Late Fee	\$15 interest can be charged at a rate of 10% per annum
Demand Fee	\$35
Pre-Lien Fee	\$70
Foreclosure Monitoring Fee	\$75
Returned Check Fee	\$25
Collection Agent Fee	\$125
Collection Demand Letter	Pass through fees set by association legal counsel



Record Notice of Lien	\$185
Delinquency Lawsuit	\$275 & up
Post-Judgment Collection Service	\$135 & up

Property Transfer Fees	
ARS 33-1806 Resale of units; information required; fees; civil penalty; definition. Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated	
Builder Transfer Fees	
Resale Certificates, Transfer and Estoppel Fee	\$375
Builder Community Recreation Program Fee (Blossom Rock Community Assembly, Inc. Covenant – Article 4, Paragraph 4.7)	\$250
Capital Start-Up Fee -- 1/4 of the Annual Regular Assessment for that Residential Property (Blossom Rock Residential Association, Inc. Declaration – Article 7, Paragraph 7.16)	\$183
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$260
Resale Transfer Fees	
Resale Certificates, Transfer and Estoppel Fee	\$375
Recreation Program Fee (Blossom Rock Community Assembly Covenant – Article 4, Paragraph 4.6)	½ of 1% of Gross Sales Price + \$250
Prepaid Monthly Assessment Collected at Closing – 2 mo.	\$260

Builder-to-Builder Transfer	
Builder-to-Builder Transfer Fee; per lot	\$50
Commercial Property Transfer	
Commercial Property (Blossom Rock Community Alliance Declaration – Article 4, Paragraph 4.6)	\$100
Non-Exempt Transfer	



<p>Any Non-Exempt Transfer Other Than a Sale (Blossom Rock Community Assembly, Inc. Covenant – Article 4, Paragraph 4.6)</p>	<p>½ of 1% of the Estimated Fair Market Value + \$250</p>
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Property Setup Fees	
<p>ARS 33-1806 Resale of units; information required; fees; civil penalty; definition ARS 33-1806.01 Rental property; member and agent information; fee; disclosure Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated Per the Blossom Rock Association, Inc. Property Setup Fee Policy, TBD</p>	
<p>Tenant Account Set-up Fee</p>	<p>\$25</p>
<p>Foreclosure Set-up Fee</p>	<p>\$400</p>
<p>Administrative Transfer Set-up Fee (Applicable for exempt RPF Transfers – Blossom Rock Community Assembly, Inc. Covenant, Article 4, Paragraph 4.6)</p>	<p>\$75</p>
<p>Third-Party Disclosure Fees (homewisedocs.com)</p>	<p>\$25</p>
<p>Resale Rush Fee – 72 hours</p>	<p>\$100</p>
<p>Resale Update Fee – After 30 days</p>	<p>\$50</p>
<p>Lender Documentation Fee</p>	<p>\$100</p>

Schedule of Monetary Penalties for Noncompliance	
<p>Blossom Rock Residential Association, Inc. Declaration – Article 4, Paragraph 4.2.2 Blossom Rock Residential Association, Inc. Noncompliance Enforcement Guidelines, TBD</p>	
<p>Amenity Violation</p>	<p>\$100</p>
<p>Animals & Pets</p>	<p>\$50</p>
<p>Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation</p>	<p>\$150</p>
<p>Exterior Architectural Maintenance; Missing/Damaged Elements</p>	<p>\$150</p>
<p>Landscape Maintenance Violation(s)</p>	<p>\$150</p>
<p>Short-Term Property Rental</p>	<p>\$500</p>



Specific Assessment – Self-Help	\$150 & up
Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage	\$25
Unapproved Architectural Modification(s)	\$200
Vehicular Gate Access Violation	\$100

Design Review Submittal Fees	
Residential Association Declaration – Article 9, Paragraph 9.4.2 Per the Blossom Rock Association, Inc. Design Review Policy, TBD	
Residential Application	\$0
Commercial Application	\$0
Retroactive Design Review Application Fee <i>(non-refundable fee for work completed prior to Design Review Approval)</i>	\$50
Custom Home Design Review Fee	\$4,000
Additional Custom Home Reviews – Each submittal	\$250

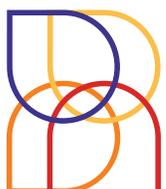
Vehicular Gate Access Tag	
First & Second Access – Supplied as a Courtesy for New Owners	\$0
Additional/Replacement Tags	\$35/each

Amenity Access (maximum two (2) per lot)	
First & Second Access – Supplied as a Courtesy for New Owners	\$0
Amenity Access – Replacement (if physical card)	\$25/each



10075 S. Dutchman Drive
Apache Junction, AZ 85120

blossomrockresidents.com



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