



2026 Budget & Assessment Announcement

Auto Courts | Special Service Area



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SUPERSTITION
VISTAS





November 19, 2025

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 2026 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.

2026 assessment amount

In January 2026, the combined monthly assessment for Blossom Rock's master associations will increase from \$130.00 to \$143.00 (a total increase of \$13.00). This includes +\$6.00 for the Alliance, +\$6.00 for the Association, and +\$1.00 for the Assembly.



Why assessments are increasing

Insurance

Insurance costs rose by about \$40,000 with the opening of The Dutch Clubhouse and Pool Pavilion, reflecting expanded amenities and the coverage needed to protect community assets.

Maintenance of The Dutch and Pool Pavilion

Ongoing maintenance of these new amenities adds more than \$100,000 in annual expenses for janitorial services, pool upkeep, and routine repairs.

Landscape and Utilities

As additional parks and common areas are turned over, landscape and utility expenses have grown significantly. Landscape costs increased by more than \$250,000 (including plant and tree replacements), and utility costs — water, electric, and gas — rose by over \$200,000.

Reserve Study

A total of \$30,000 has been budgeted across all three entities to complete Blossom Rock's first Reserve Study. This essential planning tool helps forecast long-term repair and replacement costs for major community components.

Community Life Enhancements

Investments are being made in several areas that strengthen community connection and engagement, including:

- A new text messaging platform for resident communication
- A golf cart to assist staff operations and efficiency
- Community swag for resident events and programs
- Increased funding for community and signature events (approximately \$100,000), as the Associations begin covering more event expenses previously subsidized by the Developer.

Personnel Costs

Personnel expenses increased by approximately \$208,000. The team has expanded with the addition of seven Ambassadors, one Porter position, and the transition of the Communications Manager to a full-time role. This aligns Blossom Rock more closely with the staffing model at Eastmark and ensures consistent, high-quality resident support.

Design Review and Office Needs

With more homes under construction, design review activity continues to rise — leading to higher professional fees for modification reviews. Additionally, office supply and equipment costs have increased as operations have fully transitioned into The Dutch.



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 \$143.00. 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, 2026) to \$143.00.
- 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



November 19, 2025

Auto Courts Special Service Area

Dear Homeowner,

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

In January 2026, the combined monthly assessment for Blossom Rock's Master Associations will increase from \$130.00 to \$143.00.

In addition to the Master Association assessment, the Auto Courts Special Service Area assessment will be \$30.00, for a total combined monthly assessment of \$173.00 per month.

The Special Service Area assessment covers the costs of goods and services related to front-yard landscape maintenance in your area.

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 **\$173.00**. 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 **\$173.00**.
- 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 your 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 Community Assembly, Inc.

Managed by Cohere Life, Inc.



2026 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, 2026, is as follows:

Community Alliance	\$64
Residential Association	\$67
Community Assembly	\$12
TOTAL COMBINED MONTHLY ASSESSMENT	\$143

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, 2026, 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, 2026 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, 2026, DMB Mesa Proving Grounds LLC. All rights reserved. The Blossom Rock® name and logos are trademarks of DMB Mesa Proving Grounds LLC.



Auto Courts 2026 Budget

FEES	
Auto Courts Assessments	\$ 30.00
REVENUE	
Special Service Area	\$ 23,400
NET REVENUE	<u>\$ 23,400</u>
OPERATING EXPENSES	
Administrative	\$ 1,170
Facility Maintenance	\$ 1,008
Utilities	\$ 12,120
Landscaping	\$ 23,400
NET OPERATING EXPENSES	<u>\$ 37,698</u>
Reserve Contribution	<u>\$ -</u>
TOTAL SURPLUS (DEFICIT)	<u><u>\$ (14,298)</u></u>

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

Adopted November 19, 2025 | Effective January 1, 2026

Master Association Monthly Assessments <i>Subject to Change upon Final Approval of the Board and Establishment of the Assessment Breakout for each Community</i>		Monthly Assessments
Blossom Rock Community Alliance, Inc. (Community Alliance Declaration - Article 4, Paragraph 4.6)		\$64
Blossom Rock Residential Association, Inc. (Residential Association Declaration - Article 7, Paragraph 7.16)		\$67
Blossom Rock Community Assembly, Inc. (Community Recreation Covenant - Article 4, Paragraph 4.6)		\$12

Special Service Area Monthly Assessments <i>(in addition to Master Association Monthly Assessments)</i>		Monthly Assessments
Auto Courts (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcel 10, Paragraph 5)		\$30
Green Courts (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcels 7 & 8, Paragraph 5)		\$35
Wide Shallow (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcel 9, Paragraph 5)		\$27

Delinquency & Legal Fees	
(Community Alliance Declaration - Article 4, Paragraphs 4.9 & 4.10) (Residential Association Declaration – Article 7, Paragraphs 7.10 & 7.11) (Community Recreation Covenant – Article 4, Paragraph 4.11 & 4.12) Per the Collection Policy to be Approved by Board (Upon approval of the Cohere Life, Inc. Management Contract 2023, unless otherwise stated)	
Late Fee (Assessed monthly on the 16th)	\$15
Demand Fee (Assessed after the 2nd month Delinquent)	\$75
Pre-Lien Fee (Assessed after the 3rd month Delinquent)	\$125
Returned Check Fee	\$25
Collection Agent Fee	\$125
Collection Demand Letter	\$75
Record Notice of Lien	\$225

Delinquency Lawsuit	\$455 & up
Post-Judgment Collection Service	\$200 & 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 2023, unless otherwise stated)	
Builder Transfer Fees	
First Home Buyer Transfer Fee; per lot	\$300
First Home Buyer Disclosure Fee; per lot	\$75
Builder Community Recreation Program Fee (Community Recreation Covenant – Article 4, Paragraph 4.6)	\$250
Capital Start-Up Fee – 1/4 of the Annual Residential Association Assessment (Residential Association Declaration – Article 7, Paragraph 7.16)	\$201
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$286
Resale Transfer Fees	
Resale Transfer Fee	\$300
Resale Disclosure Fee	\$75
Recreation Program Fee (Community Recreation Covenant – Article 4, Paragraph 4.6)	½ of 1% of Gross Sales Price + \$250
Prepaid Monthly Assessment Collected at Closing – 2 mo.	\$286

Builder-to-Builder Transfer	
Builder-to-Builder Transfer Fee; per lot	\$50
Commercial Property Transfer	
Commercial Property (Community Alliance Declaration – Article 4, Paragraph 4.6)	\$100
Non-Exempt Transfer	
Any Non-Exempt Transfer Other Than a Sale (Community Recreation Covenant – Article 4, Paragraph 4.6)	½ of 1% of the Estimated Fair Market Value + \$250

Property Setup Fees	
(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 2023, unless otherwise stated)	
Tenant Account Set-up Fee	\$25
Foreclosure Set-up Fee	\$400
Foreclosure Monitoring Fee?	\$75

Administrative Transfer Set-up Fee (Applicable for exempt RPF Transfers – Community Recreation Covenant, Article 4, Paragraph 4.6)	\$75
Third-Party Disclosure Fees (homewisedocs.com)	\$25
Resale Rush Fee – 72 hours	\$150
Resale Rush Fee – 24 Business hours	\$300
Resale Update Fee – After 30 days	\$50
Lender Documentation Fee	\$100

Schedule of Monetary Penalties for Noncompliance	
(Residential Association Declaration – Article 4, Paragraph 4.2.2)	
Amenity Violation	\$100
Animals & Pets	\$50
Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation	\$150
Exterior Architectural Maintenance; Missing/Damaged Elements	\$150
Landscape Maintenance Violation(s)	\$150
Short-Term Property Rental	\$500
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 9.3)	
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	\$4000
Additional Custom Home Reviews – Each submittal	\$250

Amenity Access Cards (maximum two (2) per lot)	
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First & Second Card – Supplied as a Courtesy for New Owners	\$0
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10075 S. Dutchman Drive
Apache Junction, AZ 85120

blossomrockresidents.com