

PROPERTY COST OVERVIEW

Comprehensive Outline of HOA & Utility Responsibilities | 508 Helmsman Street

HOMEOWNERS ASSOCIATION (HOA) DETAILS

Item	Status / Coverage	Inclusions & Notes
HOA Cap Status	No Cap	There is no cap restriction currently placed on the HOA.
HOA Inclusions	Fully Covered by HOA	<ul style="list-style-type: none">Water and sewer servicesWindow washingAll exterior landscapingFull access to community amenitiesGeneral property upkeep and maintenance

UTILITY & SERVICE BREAKDOWN

Service	Responsible Party	Details
Electricity	Homeowner	Paid directly by the homeowner based on personal consumption.
Gas	HOA Management	Fully covered and managed by the HOA.
Cable & Internet	Shared Responsibility	HOA Management: Covers basic cable services. Homeowner: Responsible for internet services and any additional upgraded portions of the cable package.
Trash & Recycling	Included in HOA	Service is fully covered. Setup utilizes exactly one combined bin for both trash and recycling.
HVAC Systems	Homeowner Maintenance	The property features two (2) separate HVAC units. Maintenance and repairs are the responsibility of the homeowner.

Disclaimer & Utility Setup

This document provides an overview of the current cost distributions and utility structures for the listing based on the most recent seller disclosures. Information is deemed reliable but should be independently verified during the due diligence period.