

Arbor Oaks at The Woodlands

2025 Fee Summary

The Woodlands Master Association-collected annually (all residents)

\$302.81/year

Includes: Irrigation Water Licensing Fee.

Arbor Oaks at The Woodlands Homeowners Association, Inc. - collected quarterly*

Includes: Landscape Maintenance for Homes and Common Areas, Lake Maintenance, Irrigation Maintenance and Repair, Vehicular Access Control, Pool and Clubhouse, Pickleball/Tennis Courts, Activities Director and Property Management Services.

Scenic Series (8127)	\$305.96/month*	(\$917.89/quarter)*
Distinctive Series (8128)	\$311.44/month*	(\$934.33/quarter)*
Echelon Series (8129)	\$322.33/month*	(\$967.00/quarter)*

Homeowners will receive a monthly credit of \$10.31 against the above fees until the Amenity is open to the residents. With the Amenity credit the fees will be:

Scenic Series (8127)	\$295.65/month*	(\$886.95/quarter)*
Distinctive Series (8128)	\$301.13/month*	(\$903.39/quarter)*
Echelon Series (8129)	\$312.02/month*	(\$936.06/quarter)*

The Woodlands Community Development District (CDD)**(annual fee on tax bill)

Fiscal year: 10/1/2024-9/30/2025

Includes: The CDD Capital Funds were used to construct portions of Panacea and Plantation Boulevard, the Woodlands Entry Monuments and the Master Irrigation Pump Stations, among other things. The CDD currently operates and/or maintains the Woodlands Entry Monuments and the Master Irrigation Pump Stations, among other things. For more detailed information please contact the Woodlands CDD.

<u>Operations and Maintenance</u>	<u>Debt Service</u>	<u>Annual Total</u>
\$ 101.04	\$1,137.59	\$1,238.63

**Operating and Debt Service Assessments for the Woodlands CDD will appear on annual tax bill.

Initial and Other Contributions (paid at closing)

Initial Contribution	\$ 500.00
Amenity Fee	\$2,000.00

Notes:

1. These fees are estimates, some of which have been provided by other parties, and are subject to change. Please refer to the governing documents for a more thorough description of all fees.
2. The Resale Assessment is currently \$500.00.
3. Estoppel Fee of \$150.00 will be collected at closing for the Woodlands CDD.

Revised 11/13/2024

