

2026 ANNUAL GOVERNANCE PACKAGE



M
MUELLER
COMMUNITY
ASSOCIATION



December 16, 2025

Dear Mueller Homeowner,

On behalf of the Boards of Directors and in compliance with our community's governing documents, the Mueller Master Community produces an annual governance package to share with all Mueller property owners. The Master, Mixed-Use, and EC/TC are collectively referred to herein as the "Associations."

Enclosed in this 2026 governance package, you'll find:

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

The Master, Mixed-Use, and EC/TC 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 Mueller's long-term vision. Mueller 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 rate summary

- Mueller Master Association will increase from \$54.00 to \$61.00 (13%) in 2026.
- Mixed-Use Association will not increase in 2026.
- EC/TC Association will not increase in 2026.
- Row Homes (**base**) will increase from \$261.00 to \$265.00 (1.4%) in 2026.
- Shop Homes will increase from \$306.00 to \$310.00 (1.3%) in 2026.
- Cottage Homes will not increase in 2026.
- Garden Homes will increase from \$42.00 to \$49.00 (16%) in 2026.
- Pools will increase from \$12.00 to \$12.50 (4%) in 2026.
- Tower View monthly assessment of \$20.00 in 2026 (new).

Why assessments are increasing

- Additional staff positions
- Deferred Maintenance
- Insurance premiums have risen by 47% for row homes, shop homes, cottage homes, and garden homes. They were previously underestimated for 2025 and are anticipated to increase further in 2026.



- Landscape rehabilitation and maintenance: tree replacements and aging irrigation infrastructure.
- Essential repairs and upgrades for the pools: fixing lighting, restoring damaged lap lanes at John Gaines, and replacing worn furniture.

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. 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).
- You can log in to 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 Mueller Community Life staff at mueller@coherelife.com.

On behalf of the Boards of Directors,

Mueller Master Association, Mueller Mixed-Use Association, and Mueller EC/TC Association.

Managed by Cohere Life, Inc.



2026 Mueller Governance Overview

Mueller stands out as a benchmark for sustainable community design, emphasizing fiscal responsibility, economic development, diversity and affordability, and harmony with surrounding neighborhoods. Growing and maintaining the rich experience of community life at Mueller is supported by three distinct yet complementary nonprofit entities dedicated to preserving Mueller's vision and integrity: the Mueller Master Association, the Mixed-Use Sub Association, and the EC/TC Sub Association.

MUELLER MASTER ASSOCIATION (POA) upholds the community's unique vision and character. All Mueller homeowners and commercial property owners (including condo associations) are members of the POA, which preserves and maintains Mueller's passive public assets, commercial standards and landscaping, and surrounding maintenance of the community. The POA is committed to maintaining the quality of the community and protecting its residents' investment. It will provide cohesive governance by working with the Mueller's governing entities and our stakeholders in a collaborative and positive approach. The POA will govern with excellence and focus on the following guiding values: governance and planning, organization and talent, community assets, financial responsibility, and engagement with the community.

MIXED-USE ASSOCIATION (residential sub-association) advises the POA board on resident interests in Mueller and elects directors to serve on the POA board. The association upholds Mueller's built environment, which may include row homes, garden homes, cottage homes, and courtyard community landscapes, ensuring the value and quality of the community thus further protecting its residents' investment. It will provide cohesive governance by working with the Mueller governing entities and our stakeholders in a collaborative and positive approach with a commitment to building strong relationships. The Mixed-Use Sub Association will govern with excellence and focus on the following guiding standards: governance and planning, organization and talent, community assets, financial responsibility, and engagement with the community.

EC/TC (Employment Center/Town Center) is responsible for Mueller's commercial areas, including the Aldrich Street town center, many apartment communities, and Greenway Lofts. It is responsible for the administration and preservation of these specific community areas, ensuring property maintenance standards—such as landscaping, sidewalk repair, and exterior compliance—are upheld in accordance with the EC/TC Community Covenant. The association manages dedicated "EC/TC Common Areas" and levies mandatory monthly assessments to fund localized services, including security patrols and neighborhood-specific amenities. The EC/TC Sub Association will govern with excellence and a focus on the following guiding principles: shared responsibility, communication, innovative leadership, inclusion, fiscal responsibility, transparency, compliance, and nurturing a sense of community.



Mueller Master Community, Inc.

2026 Budget

REVENUE

Assessment Revenue	9,244,440
Property Transfer Fees	57,120
Enforcement Fees	58,120
Programs & Amenities	144,720
Reserve Funds Used (Reserve Department)	288,306
Other Revenue	1,465,780
NET REVENUE	<hr/> 11,258,486

OPERATING EXPENSES

Administrative	5,752,670
Communications	115,524
Utilities	778,877
Landscaping	3,261,646
Facilities Maintenance	1,037,678
Community Engagement	63,320
Capital Improvements	288,306
OPERATING EXPENSES	<hr/> 11,298,021

TOTAL SURPLUS (DEFICIT)	<hr/> -39,535 <hr/>
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Mueller Master Community Assessment & Fee Schedule 2026

Mueller Monthly Assessments	
Mueller Master Assessment	\$61
Mixed Use Assessment	\$1
Pool Assessment	\$12.50
EC/TC Assessment	\$2
Tier 1 - Row Home Assessments	\$233 + Master, Pool & Mixed Use
Tier 2 - Row Home Assessments	\$244 + Master, Pool & Mixed Use
Tier 3 - Row Home Assessments	\$254 + Master, Pool & Mixed Use
Tier 4 - Row Home Assessments	\$265 + Master, Pool & Mixed Use
Tier 5 - Row Home Assessments	\$276 + Master, Pool & Mixed Use
Tier 6 - Row Home Assessments	\$286 + Master, Pool & Mixed Use
Tier 7 - Row Home Assessments	\$297 + Master, Pool & Mixed Use
Tier 8 - Row Home Assessments	\$307 + Master, Pool & Mixed Use
Tier 9 - Row Home Assessments	\$318 + Master, Pool & Mixed Use
Tier 10 - Row Home Assessments	\$329 + Master, Pool & Mixed Use
Shop Homes	\$310 + Master, Pool & Mixed Use
Single Family Homes	Master, Pool & Mixed Use
Garden Home Assessment	\$49 + Master, Pool & Mixed Use
Cottage Home Assessment	\$64 + Master, Pool & Mixed Use
Greenway Lofts	Master, Pool & Mixed Use
Tower View Assessment	\$20
Builder	Master, Pool & Mixed Use
Special Assessment	\$5000

Mueller Master Property Transfer Fees	
Resale Certificate Fee (Payable to Cohere)	\$375 Document
Transfer Fee (Payable to Cohere)	\$175 Document
Third-Party Disclosure Processing Fee (homewisedocs.com)	\$50
Working Capital Fee (Payable to Mueller Master Community)	\$550 Row Homes \$300 all others
Transfer Fee (Payable to Mueller Master Community)	\$150
Community Enhancement Fee (Payable to Mueller Foundation)	.25% of Sales Price
Upfront Monthly Assessments Collected at Closing	2 Months of Owner's Monthly Assessments
Declarant to Builder per lot OR Builder to Builder per lot	\$100
Resale Rush Fee – 1 business day rush	\$300 + Third -Party
Resale Rush Fee – 3 business day rush	\$150 + Third -Party
Resale Update Fee	\$50 + Third -Party
Lender Document Fee	\$100
Delinquency & Legal Fees	
Late Fee on balances of \$20 or more (Assessed monthly on the 16th)	\$25
Return Check Fee	\$25
Initial Collection Letter Fee - Certified Mail	\$20
Collection Demand Letter Fee	\$75
Collection Pre-Lien Letter Fee	\$125
Attorney - Notification to Credit Bureau	\$64.95
Lender Documentation Fee	\$100
Notification letter that the board is exercising its right to seek legal action	\$30
Forclosure Monitoring Fee	\$75
Payment Plan Administration Fee	\$50
*Additional legal fees may apply until the issue is resolved	

Facility Rental Fees	
Fire Pit Rental (50 people maximum)	\$25
Pavilion Rental	Monday - Wednesday \$4500 (up to 10 hours) Thursday - Sunday \$6500 (up to 10 hours) Additional hours \$500/ hour
Amphitheater Rental	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of) 151- 1500 ppl \$1000 - \$3000
Lake Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of) over 150 ppl \$1000 - \$5000
Northwest Greenway	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Ella Wooten Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
John Gaines Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Jesse Andrews Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Branch Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Paggi Square	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Taniguchi Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Contact POA for Information	
Other Fees	
Architectural Modification Review Fee (Non-Refundable)	\$25
Architectural Modification Deposit (Refundable for Projects \$1,000+)	\$100
Garden Plot Fee	\$60/Season
Pool Key Replacement Fee (Up to 2 per Household)	\$20