Breezewood Condominium Master Association, Inc.

HOA 2027 ANNUAL MEETING NOTICE

Dear Breezewood Condominium Master homeowner(s):

Please find enclosed the HOA 2027 Annual Meeting package to be held at

Breezewood Pool
2010 Falls Landing Drive
Raleigh, NC 27614

on **October 14, 2026, at 6:30 PM.** The meeting Agenda is:

- Introductions.
- President calls to order and establishes a quorum.
- President's Report.
- Treasurer's Report.
- Old Business.
- Budget Discussion and Ratification- Quorum is not required for ratification.
- Board Election/ Volunteer
- Question/Answers

The enclosed proxy is provided for you to appoint someone to vote in your absence, should you be unable to attend the meeting. **Option I** of the proxy indicates **name of person appointed**, as your proxy agent to vote on your behalf. **Option II** of the proxy has a blank line to write in the name of the person you wish to vote on your behalf. Choose **Option III** of the Proxy to limit your Proxy's use for quorum purposes only. Please check the appropriate box on the proxy form (check only one box), sign, date, and return via US mail (address on bottom of proxy), or via email at proxy@camsmgt.com. This will help ensure that a quorum is established so that the meeting can be conducted. If you return your proxy and do attend the meeting, your proxy will be returned to you. Each Breezewood Condominium Master Association, Inc. member has one (1) vote at the Annual Members Meeting. **With no box checked, the Proxy will be used for quorum purposes only.**

Your participation by proxy or in person for this important meeting is greatly appreciated by the Board of Directors. If you have any questions pertaining to the contents of this correspondence, please call our office at 877-672-2267.

Sincerely,

Breezewood Condominium Master Association, Inc.

Enclosed: Proxy, Nomination Form, Current Financials and copy of Budget.

Breezewood Condominium Master Association, Inc. PROXY

PART I: PROXY SOLICITED BY THE BOARD OF DIRECTORS

The undersigned hereby appoints _____, as Proxy Agent and Attorney-in-fact, with power of substitution, to vote in the place and stead of the undersigned as a Member, at the Annual Meeting of the Members of Breezewood Condominium Master Association, Inc. to be held on **October 14, 2026, at 6:30 PM** any adjournments thereof, and any substitute meeting if the Annual Meeting is cancelled, on all matters as may properly come before said meeting.

☐ To vote as said Proxy Agent and Attorney-in-Fact at the Annual Meeting

PART II: ALTERNATE PROXY

The undersigned hereby appoints _____(fill in the name of the person who will attend the meeting and vote in your place and stead as a Member) as Proxy Agent and Attorney-in-fact, with power of substitution, to vote in the place and stead of the undersigned at the Annual Meeting of the Members of Breezewood Condominium Master Association, Inc. to be held on **October 14, 2026, at 6:30 PM,** any adjournments thereof, and any substitute meeting if the Annual Meeting is cancelled, on all matters as may properly come before said meeting.

☐ To vote as said Proxy Agent and Attorney-in-Fact at the Annual Meeting

PART III: PROXY FOR QUORUM ONLY

The undersigned authorizes the use of this Proxy for Quorum purposes only and does not appoint a Proxy Agent or Attorney-in-fact, for the Annual Meeting of the Members of Breezewood Condominium Master Association, Inc. to be held on **October 14, 2026, at 6:30 PM** any adjournments thereof, and any substitute meeting if the Annual Meeting is cancelled.

☐ For Quorum purposes only

THIS PROXY IS LIMITED TO THE ANNUAL MEETING OF MEMBERS TO BE HELD ON **October 14, 2026, at 6:30 PM** ANY ADJOURNMENTS THEREOF, AND ANY SUBSTITUTE MEETING IF THE ANNUAL MEETING IS CANCELED AND MAY BE REVOKED AT ANY TIME BEFORE IT IS EXERCISED BY NOTICE IN WRITING OR BY PROPER PRESENTATION OF A PROXY WITH A SUBSEQUENT DATE DELIVERED TO THE SECRETARY.

_____ _____

DATE PRINT NAME

_____ _____

STREET ADDRESS SIGNATURE

_____ I/We will attend the meeting _____ I/We will attend the meeting

PLEASE NOTE THE NUMBER OF LOTS/UNITS YOU OWN: _____

Please return your Proxy by October 13, 2026.

You may email your Proxy to proxy@camsmgt.com, or mail it to Breezewood Condominium Master Association, Inc., *C/O CAMS, 7780 Brier Creek Pkwy, Suite 310, Raleigh, NC 27617*

BOARD OF DIRECTORS NOMINATION FORM

YES, I WANT TO SERVE ON THE BOARD OF Breezewood Condominium Master Association, Inc.!

NAME: _____ PHONE(s): _____ OR_____

CURRENT MAILING ADDRESS: _____
STREET CITY STATE ZIP

EMAIL ADDRESS: _____

HOA ADDRESS: _____
STREET CITY STATE ZIP

WHY WOULD YOU LIKE TO SERVE ON THE BOARD?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

WHAT IS/WAS YOUR PROFESSION OR WORK? WHAT ADDITIONAL EXPERIENCE WOULD YOU LIKE THE OTHER MEMBERS TO KNOW ABOUT?

_____
_____
_____
_____
_____
_____

(PLEASE USE THE REVERSE SIDE OF THIS FORM TO INCLUDE ADDITIONAL INFORMATION – OR INCLUDE A RESUME.)

RETURN THIS FORM BY 10/13/2026 TO BE CONSIDERED FOR NOMINATION

YOU MAY EMAIL IT TO THE ATTENTION OF THE HOA TO nomination@camsmgt.com, or
mail it to Breezewood Condominium Master Association, Inc., *C/O CAMS, 7780 Brier Creek Pkwy, Suite 310, Raleigh, NC 27617*

Breezewood Condominium Master Association, Inc.

Balance Sheet For 8/31/2026

Cash & Cash Equivalent		
NSB - Operating - 7731	$18,896.92	
NSB - Reserve - 4215	$78,998.18	
North State Bank - Debit Card 1935 $1K	$922.97	
Total Cash & Cash Equivalent		**$98,818.07**
Accounts Receivable		
Accounts Receivables	$11,575.50	
Accounts Receivable - Other	$316.00	
Total Accounts Receivable		**$11,891.50**
	Total Assets	**$110,709.57**
Accounts Payable		
Accounts Payable	$1,174.39	
Total Accounts Payable		**$1,174.39**
Other Current Liabilities		
Prepaid Assessments	$2,081.50	
Total Other Current Liabilities		**$2,081.50**
Reserve Funds		
Reserve Fund	$106,367.94	
Total Reserve Funds		**$106,367.94**
General Fund		
Prior Year Surplus/Deficit	($4,036.60)	
Net Income (Loss)	$5,122.34	
Total General Fund		**$1,085.74**
	Total Liabilities / Equity	**$110,709.57**

Breezewood Condominium Master Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue - Assessments							
4000 - Homeowner Assessments	-	-	-	71,344.00	71,344.00	-	71,344.00
4027 - Reserve Funding-Pool Structure/Deck	125.00	125.00	-	1,000.00	1,000.00	-	1,500.00
Total Revenue - Assessments	**125.00**	**125.00**	**-**	**72,344.00**	**72,344.00**	**-**	**72,844.00**
Revenue - Fees							
4219 - Attorney Collection Fees	-	-	-	1,490.50	-	1,490.50	-
4250 - Late Fee Income	120.00	-	120.00	5,240.00	-	5,240.00	-
4260 - Returned Payment Income	-	-	-	35.00	-	35.00	-
Total Revenue - Fees	**120.00**	**-**	**120.00**	**6,765.50**	**-**	**6,765.50**	**-**
Revenue - Other							
4800 - Bank Interest	113.85	-	113.85	948.01	-	948.01	-
4856 - Pool Replacement Keys	-	-	-	100.00	-	100.00	-
Total Revenue - Other	**113.85**	**-**	**113.85**	**1,048.01**	**-**	**1,048.01**	**-**
Total Income	**358.85**	**125.00**	**233.85**	**80,157.51**	**72,344.00**	**7,813.51**	**72,844.00**
Operating Expense							
Administrative Expenses							
5000 - Review/Audit & Tax Prep	-	-	-	229.00	550.00	321.00	550.00
5004 - Record Retention	-	12.00	12.00	-	96.00	96.00	144.00
5025 - Attorney Collection Fees Paid	-	-	-	760.25	-	(760.25)	-
5043 - Insurance - D & O	-	241.67	241.67	3,042.00	1,933.36	(1,108.64)	2,900.00
5045 - Insurance - Liability & Property	-	291.67	291.67	3,423.00	2,333.36	(1,089.64)	3,500.00
5056 - Legal Expense	-	-	-	748.25	-	(748.25)	-
5060 - Management Fee	1,175.06	1,175.06	-	9,332.02	9,332.02	-	14,032.26
5072 - Postage/Copies/Mailings	267.48	254.78	(12.70)	4,753.40	2,038.24	(2,715.16)	3,057.38
Total Administrative Expenses	**1,442.54**	**1,975.18**	**532.64**	**22,287.92**	**16,282.98**	**(6,004.94)**	**24,183.64**
Pool Repairs & Maintenance Expenses							
5811 - Pool Operator Contract	1,174.39	1,250.00	75.61	9,395.12	10,000.00	604.88	15,000.00
5815 - Pool Repair & Maintenance	-	-	-	10,623.00	-	(10,623.00)	-
5819 - Pool Supplies/Chemicals	-	375.00	375.00	465.23	3,000.00	2,534.77	4,500.00
5822 - Pool Repairs/Maintenance	-	333.33	333.33	4,017.71	2,666.64	(1,351.07)	4,000.00
6015 - Pool Permits	-	25.00	25.00	300.00	200.00	(100.00)	300.00
6016 - Pool Furniture	-	83.33	83.33	1,018.31	666.64	(351.67)	1,000.00
6017 - Pool Security/Keys	19.96	62.50	42.54	4,802.88	500.00	(4,302.88)	750.00
Total Pool Repairs & Maintenance Expenses	**1,194.35**	**2,129.16**	**934.81**	**30,622.25**	**17,033.28**	**(13,588.97)**	**25,550.00**
Grounds Expenses							
5755 - Grounds Maintenance Contract	473.78	473.78	-	3,790.24	3,790.24	-	5,685.36
5762 - Grounds Non-Contract	-	83.33	83.33	1,248.22	666.64	(581.58)	1,000.00
Total Grounds Expenses	**473.78**	**557.11**	**83.33**	**5,038.46**	**4,456.88**	**(581.58)**	**6,685.36**

Breezewood Condominium Master Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Security Expenses							
5999 - Debit Card-Pending Receipt	(14.97)	-	14.97	77.03	-	(77.03)	-
Total Security Expenses	**(14.97)**	**-**	**14.97**	**77.03**	**-**	**(77.03)**	**-**
Utilities							
6220 - Electric - Pool House	510.46	500.00	(10.46)	3,828.77	4,000.00	171.23	6,000.00
6275 - Telephone - Pool	-	218.75	218.75	610.95	1,750.00	1,139.05	2,625.00
6280 - Water/Sewer	-	400.00	400.00	3,569.79	3,200.00	(369.79)	4,800.00
Total Utilities	**510.46**	**1,118.75**	**608.29**	**8,009.51**	**8,950.00**	**940.49**	**13,425.00**
Reserve Fund Contribution							
8075 - Reserve Contribution	125.00	125.00	-	1,000.00	1,000.00	-	1,500.00
Total Reserve Fund Contribution	**125.00**	**125.00**	**-**	**1,000.00**	**1,000.00**	**-**	**1,500.00**
Reserve Expenditures							
9020 - Road/Streets/Parking Lot	-	-	-	8,000.00	-	(8,000.00)	-
9030 - Signs - Entrance/Street/Other	-	8.33	8.33	-	66.64	66.64	100.00
Total Reserve Expenditures	**-**	**8.33**	**8.33**	**8,000.00**	**66.64**	**(7,933.36)**	**100.00**
Total Expense	**3,731.16**	**5,913.53**	**2,182.37**	**75,035.17**	**47,789.78**	**(27,245.39)**	**71,444.00**
Operating Net Total	**(3,372.31)**	**(5,788.53)**	**2,416.22**	**5,122.34**	**24,554.22**	**(19,431.88)**	**1,400.00**
Net Total	**(3,372.31)**	**(5,788.53)**	**2,416.22**	**5,122.34**	**24,554.22**	**(19,431.88)**	**1,400.00**

GL Account	2026 Budget	2026 YTD Actual (Aug)	2027 Annual	Notes
Income (Count: 5)				
11 - Revenue - Assessments (Count: 1)				
4000 - Homeowner Assessments	$ 71,344.00	$ 71,344.00	$ 71,344.00	
	$71,344.00	$71,344.00	$71,344.00	
Non-Budgeted GLs with Activity from Prior Year (Count: 4)				
4219 - Attorney Collection Fees	$ -	$ 1,490.50	$ -	
4250 - Late Fee Income	$ -	$ 5,240.00	$ -	
4260 - Returned Payment Income	$ -	$ 35.00	$ -	
4856 - Pool Replacement Keys	$ -	$ 100.00	$ -	
	$0.00	$6,865.50	$0.00	
	$71,344.00	$78,209.50	$71,344.00	
Expense (Count: 22)				
16 - Administrative Expenses (Count: 6)				
5000 - Review/Audit & Tax Prep	$ 550.00	$ 229.00	$ 250.00	
5004 - Record Retention	$ 144.00	$ -	$ 144.00	Moved to Postage
5043 - Insurance - D & O	$ 2,900.00	$ 3,042.00	$ 3,000.00	
5045 - Insurance - Liability & Property	$ 3,500.00	$ 3,423.00	$ 3,500.00	
5060 - Management Fee	$ 14,032.26	$ 9,332.02	$ 14,560.16	3.91% Increase
5072 - Postage/Copies/Mailings	$ 3,057.38	$ 4,753.40	$ 5,000.00	
	$24,183.64	$20,779.42	$26,454.16	
17 - Pool Repairs & Maintenance Expenses (Count: 6)				
5811 - Pool Operator Contract	$ 15,000.00	$ 9,395.12	$ 15,750.00	5% Increase
5819 - Pool Supplies/Chemicals	$ 4,500.00	$ 465.23	$ 1,500.00	
5822 - Pool Repairs/Maintenance	$ 4,000.00	$ 4,017.71	$ 4,500.00	
6015 - Pool Permits	$ 300.00	$ 300.00	$ 300.00	
6016 - Pool Furniture	$ 1,000.00	$ 1,018.31	$ -	
6017 - Pool Security/Keys	$ 750.00	$ 1,108.11	$ 750.00	
	$25,550.00	$16,304.48	$22,800.00	
18 - Grounds Expenses (Count: 2)				
5755 - Grounds Maintenance Contract	$ 5,685.36	$ 3,790.24	$ 5,685.36	
5762 - Grounds Non-Contract	$ 1,000.00	$ 1,248.22	$ 2,000.00	
	$6,685.36	$5,038.46	$7,685.36	
20 - Utilities (Count: 3)				
6220 - Electric - Pool House	$ 6,000.00	$ 3,828.77	$ 6,660.00	11% per Duke Energy Increase
6275 - Telephone - Pool	$ 2,625.00	$ 610.95	$ 1,500.00	
6280 - Water/Sewer	$ 4,800.00	$ 3,569.79	$ 5,040.00	5% increase
	$13,425.00	$8,009.51	$13,200.00	
21 - Reserve Fund Contribution (Count: 1)				
8075 - Reserve Contribution	$ 1,500.00	$ 1,000.00	$ 1,204.48	
	$1,500.00	$1,000.00	$1,204.48	
Non-Budgeted GLs with Activity from Prior Year (Count: 4)				
5025 - Attorney Collection Fees Paid	$ -	$ 760.25	$ -	
5056 - Legal Expense	$ -	$ 748.25	$ -	
5999 - Debit Card-Pending Receipt	$ -	$ 77.03	$ -	
9020 - Road/Streets/Parking Lot	$ -	$ 8,000.00	$ -	
	$0.00	$9,585.53	$0.00	
	$71,344.00	$60,717.40	$71,344.00	
	$0.00	$17,492.10	($0.00)	