

(10)](8) A copy of the ESTIMATED proposed or actual annual budget for the homeowners association for the current fiscal year, including a description of the replacement reserves for common area improvements, if any, and a copy of the CURRENT projected budget for the homeowners association based upon the development fully expanded in accordance with expansion rights contained in the declaration;

[(11) (i) A copy or description of proposed or actual management contracts, employment contracts, or other contracts or agreements to which the homeowners association is intended to be obligated; or

(ii) A written disclosure of where the contracts are available for inspection;

(12) A description of any restrictions:

(i) Imposed by the declaration or the homeowners association on owners of lots within the homeowners association, including restrictions on architectural changes, design, color, landscaping, or appearance;

(ii) On occupancy density;

(iii) On the kind, number, or use of vehicles;

(iv) On renting, leasing, mortgaging, or conveying property; and

(v) On commercial activity;

(13)](9) A statement of[:

(i) Current] CURRENT or anticipated MANDATORY fees or assessments to be paid by owners of lots within the development for the use, maintenance, and operation of common areas and for other purposes related to the homeowners association[;]

[(ii) The services and materials anticipated to be obtained with such fees or assessments; and

(iii) Whether] AND WHETHER the declarant or vendor will be obligated to pay the fees in whole or in part;

[(14) A description of any requirement imposed by the declaration or the homeowners association on owners of lots within the development to maintain fire or other insurance on improvements constructed on their lots and a statement of the type and amount of insurance, if any, to be maintained by the homeowners association;