

The Oaks Board Meeting Minutes  
Monday, April 6, 2026 at 7:00 pm

The President opened the meeting at 7:00pm and stated that we had a quorum. She welcomed everyone and thanked them for taking the time to attend the meeting. There were 15 households in attendance in person and XX viewers on Facebook Live.

Board Members in attendance:

- President, Betsy Jamison, [president@palmyraoaks.com](mailto:president@palmyraoaks.com)
- Vice President, Kay Black, [vp@palmyraoaks.com](mailto:vp@palmyraoaks.com)
- Secretary, Lauren McCullough, [secretary@palmyraoaks.com](mailto:secretary@palmyraoaks.com)
- Architectural Control Committee Chairman, Michael Wheeler, [acc@palmyraoaks.com](mailto:acc@palmyraoaks.com)
- Treasurer, Bill Campoll, [treasurer@palmyraoaks.com](mailto:treasurer@palmyraoaks.com)

The President requested that all questions be held to the end of each of the officer's reports.

## **President Report:**

The President discussed some of the complaints/questions we have received in the past year:

### **Why is there an HOA? What does it do?**

The HOA exists to maintain the sign, the storm water management, the street lights, and the Architectural appearance of the neighborhood as set by the developer.

### **Renting Properties**

A rental amendment was voted on in 2021 and failed to pass. Our by-laws currently state that rentals are allowed but must be longer than 6 months.

### **Lot 50 Maintenance/Storm Water Management System**

Years ago, a previous Board contacted the township about taking over the Lot 50 property, but the Township was not interested. The Township did take over mowing a portion of our property upon which their easement is in place after the failure of the retention wall in SWM basin #3, and the HOA only maintains the remaining portion. We have received complaints about groundhogs and the hill side in SWM Basin #1 which Kay will expand on in the VP section.

### **Other complaints received this last year and How they were addressed**

- Setting a minimum balance for our budget: The manner in which we successfully recuperated from the expense of the culvert failure in 2024, our Treasurer will expand on these budget items.
- Noise complaints between neighbors: these are things the board does not deal with and noise complaints will need to be handled with the Township based on their ordinances.
- Complaints about the manner in which residents fail to maintain their properties: currently we have no existing by-laws or restrictions & covenants addressing these issues, and the Township Code and Zoning Office is responsible for enforcing codes.
- Dog poop: North Londonderry Township has all of their Dog Ordinances on their website. We've had ongoing complaints regarding dog poop being left on the street

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and people allowing their dogs to go up and into homeowner's yards and pathways. Ordinance 70-6 states: *No person shall allow any dog owned by him or under his control to defile, befoul, corrupt or otherwise desecrate any sidewalk, walkway, street, public park or any other property of another within North Londonderry Township.* As this is a township issue and not an HOA issue, the North Londonderry Police Department can be contacted.

These numbers can also be used for noise issues or other concerns that can not be addressed by the HOA.

- NLPD Non-Emergency Line: 717-838-5276
- Lebanon Dispatch (For after hours): 717-272-2054

**Reminder about Lot 50:**

- NO RECREATIONAL USE IS ALLOWED
- NO DUMPING
- NO RESIDENT OR ANY OTHER PERSONS ARE PERMITTED TO ACCESS THE PROPERTY with the exception of authorized personnel as contracted by the HOA board to perform maintenance on the lot. This is due to the inherent danger presented by the ongoing sinkholes in the area, the continuing deterioration of the aging infrastructure of the storm water management system, and the increased presence of wildlife habitats. This action is for the safety of the community and to limit the liability to the HOA.

**Resale Certificates:**

We issued seven resale certificates in 2025. If you need to obtain a resale certificate the homeowner(s) need to have a pending sale on the home, they (not their Real Estate Agent) must contact the HOA Board via the website and our Architectural chairperson will schedule a time with the homeowner(s) to complete the exterior inspection to ensure any updates have been approved and logged. Once approved, a \$50 check for the resale certificate is needed, made payable to "The Oaks of North Londonderry Township HOA".

That may be mailed to:

The Oaks HOA  
1200 E. Main St., Ste.2 PMB 105  
Palmyra, PA 17078

Once received, the President will issue the resale certificate, as long as the current year HOA assessment fee has been paid. If a sale is pending at the end of the year, but settlement occurs in the beginning of the next year, that year's Assessment fees must be paid.

**Vice President Report:**

My role on the board is to monitor and address the ongoing maintenance of Lot 50 covering all storm water management, including three water basins and twelve culverts. Maintenance of 32 street lights (which the HOA owns), along with the upkeep of our community sign and its lighting.

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Our storm water maintenance is key to the success of water flowing properly within our community. Our three major storm water management (SWM) basins (dry detention ponds) are designed to catch the runoff water from our entire community. Thereby, making their maintenance key. This past year your board started the process of budgeting for repairs that will be completed in early 2026. SWM basin #3 along with end wall #2 is the area where repair work will be handled by Starner Excavating as we are very pleased with the quality and timing of his previous work on Lot 50 in 2024. This current work is expected to occur late spring early summer of this year, weather dependent.

Another area of concern has been SWM basin #1. This hillside is a vital structure to the integrity of the roadway and nearby townhome properties. In years past this area was clear cut, resulting in rapid erosion of the soil on the hillside. The continued erosion, if not mitigated, would result in a very expensive endeavor to repair the hillside. Therefore, for the past three years it has gone basically untouched. Scott Summers with ALW Group walked the property March 11th. We will upload his full report to our website. Under his advice we will be looking to plant ground cover at the top of the hill to help prevent the top from further erosion. He has told us that the way the slope was constructed by the builder is higher than recommended. So, concerns of ongoing maintenance are warranted. He said the fact we have not cut or trimmed these past three years has proved to be most helpful. We need the vegetation to help keep the soil as stable and in place as soon as possible.

Another of his recommendations is that we fill the rodent and groundhog holes that have set up housekeeping on the hill. Reason being this too will negatively affect the integrity of the hill. Currently, we are in the process of acquiring quotes to complete this work.

In October and November, we took new bids for our lawn maintenance. We took quotes from four independent companies including K&K whom we have used for the past few years. We are happy to share that we have selected Horsepower Lawn and Home. They are a family-owned business located in Hershey. This is an exciting new relationship and we look forward to their expertise and customer service. Lot 50 mowing day will be on Mondays for the 2026 season. Spring cleanup and prep work was conducted today. Our first cut will occur next Monday weather permitting.

In November and December during high winds we had several trees come down. Two fell on the chain link fence located roughly behind 41 Hickory Street. Both caused damage to the chain-link fence. Quotes to repair the fence are in and we are in the process of reviewing.

In January, during a Lot 50 walk by board members it was discovered that parts of the snow fencing that was placed in 2024 has fallen into the largest of our sinkholes. We are currently waiting for the bids to place additional fencing and recovering any if possible, setting a larger perimeter. Hopefully, that work can be completed within the next month.

Expenses for streetlight repair were very low this past year with us only spending \$215.00. However, 2026 has started out with repair work already performed and we do anticipate more as the year progresses and have budgeted accordingly. Again, this is to be expected

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as the wiring degradation is evident as are circuit breakers. I appreciate when homeowners alert me to when street lights go out or are flickering. This means we can address it sooner rather than later. A well-lit community provides safety.

If you have noticed our Oaks sign as you come into our community is showing heavy wear. We repainted a few years ago but the sign itself is starting to rot away. If anyone has any suggestions or ideas about updating and replacing the sign please email them to me as I welcome your input.

### **Treasurer Report:**

We ended 2025 with a cash balance of \$5,677 higher than was budgeted. That was due to \$949 in interest earnings, street light repairs coming in \$2,185 under budget, which was an abnormally low expense year, and Lot 50 grass mowing came in \$2,000 under budget – our extra cuts budgeted were not needed due to drier weather.

The 2025 ending cash balance of \$52,054 increased from \$35,478 at the end of 2024. That was due to street light repairs lower by \$2,061 – Abnormally Low Expense Year, Lot 50 Maintenance (Excluding Mowing) lower by \$28,901 because in 2024 we had a total of \$29,108 which included the Lot 50 Culvert Repair, and assessment revenue \$5,149 was higher because of the rate increase.

We have one 2026 Assessment Payment that has yet to be received. It will be placed for collection if not received by April 7.

- 134 @ \$308.75
- 8 @ \$318.75
- 8 @ \$343.75
- Average of \$311.15 for all 150 payments – Compares to \$248.38 Last Year

In 2025, the Board agreed that we need to keep a balance of \$25,000 as per our resale certificate states, and we also strongly agree that we need to maintain an additional full year of operating expenses (\$35,000) in order to account for any unforeseen expenditures since we are unable to borrow money to cover any repairs. This comes to a total of \$60,000 of reserve capital. Due to the Oak's aging infrastructure we are continuing to encounter crucial and expensive repairs that need to be made, as well as anticipating more down the road. Sinkholes, storm water management repairs, and liability issues all need to be planned and budgeted for. In Q3 of 2026, we will reassess the development's needs and determine the assessment rate for 2027.

Our Liability Insurance Policy is under review in order to protect the homeowners from being financially responsible for any lawsuits involving an accident that occurs on Lot 50 that exceeds our current policy. The Board is looking into options and coverage. We anticipate an increase in our budget to accommodate that. We strongly urge everyone to stay off of Lot 50 for your safety and to mitigate any risk that can be levied against homeowners.

## **ACC Report:**

Since our last annual meeting we've received 67 submissions to the ACC:

- 3 General Information Inquiries
- 2 Closed - no action
- 2 Denied
- 5 Open
- 56 Approvals
- 1 Violation
- 3 Records Verifications Completed
- 6 Records Verifications In Progress

Approval on a project is required BEFORE the project is started. Exterior modifications that need to be approved include *but are not limited to:*

- Above Ground Structures
- Roof Replacements
- Window Replacement
- Door Replacement
- External Paint Color Changes
- Tree removals
- Home Additions
- Major Landscaping (including Trees)
- Major Hardscaping
- Playsets/Swingsets
- Fences
- Raised Garden Beds
- Sheds (also require a Lebanon County Permit)
- Patio Renovations
- Fire Pit installations
- Pools

If you have completed one of these projects without getting approval, please reach out via the website, and request a post-application approval. As long as the project is within the requirements of our Restrictions and Covenants we should probably be able to issue an approval. We continue to discover missing data and documents for multiple homes in the neighborhood. Typically the only way this is being discovered is when either a new approval is requested or a Resale Certificate is requested. Another reason why getting projects approved is important so the missing data can be corrected now rather than when a resale is needed.

We have new procedures in place for some approvals:

### **Establishment of Procedure-Solar Panel Installation**

Solar Panels may only be installed on the roof of the primary residential structure and may not extend beyond the highest point of the structure. Solar Panel Installation must receive

approval via the Request Approval for Home Changes on the HOA website prior to installation.

**Establishment of Procedure-Molded Plastic Tool Sheds**

Any storage devices constructed of materials including, but not limited to, wood, vinyl, plastic, molded resin, or high-density polyethylene (hereafter referred to as a tool storage shed or shed). All existing tool sheds will be allowed to remain HOWEVER should the shed fall into disrepair it will be considered a nuisance and it will be requested to be removed or repaired, continued nuisance will be subject to fines. ADDITIONALLY: no existing tool shed shall convey with the sale of a property in an unauthorized or approved location. In order to attain a Resale Certificate all above ground storage sheds must be approved via the standard Request Approval for Home Changes via the HOA website. No Shed may be placed in/on any easement of any kind; NO EXCEPTIONS. Sheds must be placed a minimum of 7 feet from any property line. According to the County Zoning Office any structure that is large enough to stand in requires a shed permit issued by Lebanon County.

**Establishment of Procedure-Architectural Committee:**

We are currently looking for 3 volunteers to join our Architectural Committee. Please reach out to Michael if you are interested: [acc@palmyraoaks.com](mailto:acc@palmyraoaks.com)

**Duties:**

- Learn and retain a working knowledge of the rules and restrictions as it pertains to exterior modifications established in the Covenants and Restrictions, Bylaws and procedures of the HOA, Lebanon County, and the North Londonderry Township as it pertains to the zoning, building codes, and exterior modifications of residences within the HOA.
- Be able to, when called upon, act in proxy of the ACC chairperson and conduct physical home inspections if needed.
- Recommend for Approval or reject any exterior modification request of sitting board members by unanimous vote
- Conduct appeal processes to denials of requests by the Chairperson
- Observe and report exterior modification concerns not previously approved.
- Committee members will not be representatives of the HOA Board, will not be issued an email address associated with the HOA, will not be eligible for compensation and serve at the pleasure of the Chairperson and may be removed if necessary.
- At no time will any member of the committee present themselves as an elected member of the board of the HOA, such actions will be cause for immediate dismissal from the committee.

**Information gap update:**

We are still discovering missing data and documents for multiple homes in the neighborhood. Typically the only way this is being discovered is when either a new approval is requested or a Resale Certificate is requested.

Another reason why getting projects approved is important so the missing data can be corrected now rather than when a resale is needed.

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When a request is submitted you may receive a records verification request to ensure that the HOA has up to date information regarding your property.

**Secretary Report:**

**WEBSITE:** You can contact all Board members via the website ([www.palmyraoaks.com](http://www.palmyraoaks.com)). You can also view past meeting minutes, newsletters, financial documents, bylaws, restrictions and covenants and important dates.

**IMPORTANT DATES:**

The Annual Meeting is always the first Monday in April and Garage sale is always the first Saturday after Mother's day. **ANNUAL GARAGE SALE: May 16, 2026** (Rain or Shine) at 7am.

**NEWSLETTER:** We sent out a digital version of the newsletter in 2025 and will do so again in 2026.

**CONTACT INFO:** Please make sure to send me any changes to your contact information. We communicate with residents often via email, so if you are not seeing those, please reach out to the Secretary.

**FACEBOOK:** We have a private Facebook group. If you would like to join you can follow the link from our website. We only allow current residents to join and you must provide your address in order to be approved.

**ONLINE ASSESSMENT PAYMENTS:** We received 5 online payments in 2026. We will make this available again in 2027. You will need to create an account on the website. You can do so by clicking the link in the top right corner of the website. You will have one account per household, but you can add multiple people to the account so they have access to it.

Our online payment system has a limit of 25 users allowed at our current subscription level. Due to the lack of homeowners using the online system, we will be removing users who have not used the payment system previously. If you decide to pay your assessment online, you will be able to make a new account to do so. If we reach a demand where more than 25 users are wanting to use the payment system we will upgrade to a higher subscription level.

**ELECTIONS:** If you are interested in running for a position on the Board please reach out to me via email ([secretary@palmyraoaks.com](mailto:secretary@palmyraoaks.com)) When elected you will serve a 2 year term and receive compensation equal to 1 year's annual assessment after you've served 1 year of service. In 2026 we will be electing the President and ACC.

**OPEN MEETINGS:** According to our By-laws we are required to hold one annual public meeting for residents. For many years, the Board has been holding closed meetings with just Board members due to space constraints. We've received feedback from residents that they would be interested in participating in Board meetings throughout the year. In 2025, the Board would like to make a virtual option available where for the first 15 minutes of

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each meeting residents can attend the meeting online and submit questions via FB live and then the Board will hold a closed meeting afterwards. Meeting minutes will be provided as per usual.

**ELECTION RESULTS:**

We received 109 ballots out of a potential 151.

Board Member positions:

Betsy Jamison received 102 votes for President. (7 abstained)

Michael Wheeler received 101 votes for Architectural Committee Chairperson. (8 abstained)

All officers will serve a 2 year term.

Amendments:

In order to pass an amendment to change our Restrictions and Covenants, requires a 2/3 majority of homeowners. (101 Yes votes are required to pass)

Sign Amendment to allow yard signs received

85 Yes and 23 No. 1 abstained

**This amendment did not pass.** Signs are not allowed to be displayed in yards (Section 6.16-Amendment II). This includes dog poop, school spirit and election signs. If a complaint is made about a sign in your yard, this will be considered a nuisance and you will receive a letter requesting you remove the sign. If this request is not followed, you will be required to pay a fine for every day this request is not met as per our Restrictions and Covenants (Section 6.16c-Amendment III).

Solar Panel Amendment to limit installation to a homeowners roof received

95 Yes and 6 No. 1 abstained

**This amendment did not pass.** Solar Panels are allowed to be installed as per Pennsylvania State Law, and our current Restrictions and Covenants have no restrictions on where they are able to be added to the property.

# Ten-Year History of Revenue, Expense and Cash

## The Oaks of North Londonderry Township Home Owners Association

### Yearly Analysis

12/31/2025

	<u>12/31/2025</u>	<u>12/31/2024</u>	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/2021</u>	<u>12/31/2020</u>	<u>12/31/2019</u>	<u>12/31/2018</u>	<u>12/31/2017</u>	<u>12/31/2016</u>	<u>10 Year Avg</u>
Beginning Cash & Investments	\$35,477	\$53,622	\$42,220	\$32,433	\$41,720	\$40,265	\$38,724	\$45,282	\$42,652	\$40,520	<b>\$41,292</b>
<u>Revenue</u>											
Homeowner Dues	\$40,619	\$35,520	\$34,680	\$29,780	\$26,575	\$26,720	\$26,710	\$26,915	\$26,945	\$25,435	<b>\$29,990</b>
Resale Certificates	\$400	\$300	\$650	\$250	\$350	\$200	\$400	\$450	\$250	\$350	<b>\$360</b>
Refunds	\$0	(\$50)	(\$110)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>(\$16)</b>
Interest Income	<u>\$949</u>	<u>\$1,214</u>	<u>\$800</u>	<u>\$0</u>	<u>\$2</u>	<u>\$369</u>	<u>\$51</u>	<u>\$52</u>	<u>\$53</u>	<u>\$63</u>	<b><u>\$355</u></b>
Total Revenue	\$41,967	\$36,984	\$36,020	\$30,030	\$26,927	\$27,289	\$27,161	\$27,417	\$27,248	\$25,848	<b>\$30,689</b>
<u>Expenses</u>											
Electricity	\$4,633	\$4,137	\$3,959	\$3,606	\$3,528	\$3,534	\$3,511	\$4,262	\$4,983	\$4,679	<b>\$4,083</b>
Insurance	\$699	\$699	\$699	\$699	\$699	\$699	\$699	\$699	\$699	\$699	<b>\$699</b>
Administrative Expense	\$3,190	\$2,909	\$3,162	\$2,873	\$2,834	\$2,998	\$3,077	\$2,927	\$2,741	\$2,977	<b>\$2,969</b>
Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
Lot 50 Maintenance	\$15,304	\$43,558	\$13,540	\$10,654	\$26,535	\$16,316	\$10,967	\$19,760	\$10,262	\$12,198	<b>\$17,909</b>
Accounting & Tax	\$1,350	\$1,550	\$2,200	\$2,200	\$2,200	\$2,150	\$2,100	\$2,050	\$2,000	\$2,000	<b>\$1,980</b>
Repairs & Maintenance Street Lights	\$215	\$2,276	\$290	\$211	\$414	\$137	\$5,266	\$4,277	\$3,933	\$1,163	<b>\$1,818</b>
Sign (mulch) & Fence	<u>\$0</u>	<u>\$0</u>	<u>\$769</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<b><u>\$77</u></b>
Total Expenses	\$25,391	\$55,129	\$24,618	\$20,243	\$36,214	\$25,834	\$25,620	\$33,975	\$24,618	\$23,716	<b>\$29,536</b>
Increase/(Decrease) in Cash	\$35,477	(\$18,145)	\$11,402	\$9,787	(\$9,287)	\$1,455	\$1,541	(\$6,558)	\$2,630	\$2,132	<b>\$1,153</b>
Ending Cash & Investments	\$52,054	\$35,477	\$53,622	\$42,220	\$32,433	\$41,720	\$40,265	\$38,724	\$45,282	\$42,652	<b>\$42,445</b>

# 2025 Actual vs Budget

	<u>2025 Actual</u>	<u>2025 Budget</u>	<u>Variance</u>	<u>Comments</u>
<u>Revenue</u>				
Assessments	\$26,725	\$26,725	\$0	
2026 Assessment Payments (2)	\$13,894	\$13,585	\$309	
Resale Certificates	\$400	\$200	\$200	
<b>Interest Income</b>	<u>\$949</u>	<u>\$0</u>	<u>\$949</u>	Interest Earnings Not Budgeted
Total	\$41,967	\$40,510	\$1,457	
<u>Expense</u>				
Postage - Annual Meeting	\$219	\$224	(\$5)	
Annual Invoicing Expense - Treasurer	\$0	\$350	(\$350)	
Board Member Fees	\$2,450	\$2,450	\$0	
Printing - Blose Signs (Annual Meeting)	\$49	\$95	(\$46)	
Annual Tax Return - Parks & Co	\$350	\$350	\$0	
Annual Reviewed Statements - Parks & Co	\$1,000	\$1,000	\$0	
Annual Liability Insurance	\$699	\$699	\$0	
<b>Street Light Repair - Eye of the Beholder</b>	<b>\$215</b>	<b>\$2,400</b>	<b>(\$2,185)</b>	Abnormally Low Repair Needs
<b>KK Lawn &amp; Landscape - Lot 50</b>	<b>\$14,098</b>	<b>\$16,098</b>	<b>(\$2,000)</b>	Extra Cuts Budgeted Not Needed
Lot 50 Maintenance (Seeding/Debris Removal)	\$207	\$0	\$207	
Tree Removal - Lot 50	\$1,000	\$1,000	\$0	
UPS PO Box Renewal	\$234	\$155	\$79	Renewal Was For 18 Months
HOA Express Renewal	\$238	\$238	\$0	
Met -Ed	<u>\$4,633</u>	<u>\$4,551</u>	<u>\$82</u>	
Total	\$25,391	\$29,611	(\$4,220)	
Beginning Cash	\$35,478	\$35,478	\$0	
<b>Ending Cash</b>	<b>\$52,054</b>	<b>\$46,377</b>	<b>\$5,677</b>	

# 2025 Vs 2024

	<u>2025 Actual</u>	<u>2024 Actual</u>	<u>Variance</u>	<u>Comments</u>
<u>Revenue</u>				
Assessments	\$40,619	\$35,470	\$5,149	Assessment Increase
Resale Certificates	\$400	\$300	\$100	
Interest Income	<u>\$949</u>	<u>\$1,214</u>	<u>(\$265)</u>	
Total	\$41,967	\$36,984	\$4,984	
<u>Expense</u>				
Postage - Annual Meeting	\$219	\$204	\$15	
Annual Invoicing Expense - Treasurer	\$0	\$266	(\$266)	
Board Member Fees	\$2,450	\$1,950	\$500	
Printing - Blose Signs (Annual Meeting)	\$49	\$95	(\$46)	
Annual Tax Return - Parks & Co	\$350	\$350	\$0	
Annual Reviewed Statements - Parks & Co	\$1,000	\$1,200	(\$200)	
Annual Liability Insurance	\$699	\$699	\$0	
Street Light Repair/Globes	\$215	\$2,276	(\$2,061)	Abnormally low expense in 2025
KK Lawn & Landscape	\$14,098	\$14,198	(\$100)	
Lot 50 Maintenance	\$207	\$29,108	(\$28,901)	2024 Included Lot 50 Project
Tree Removal	\$1,000	\$252	\$748	
UPS PO Box Renewal	\$234	\$155	\$79	
HOA Express Renewal	\$238	\$238	\$0	
Met -Ed	<u>\$4,633</u>	<u>\$4,137</u>	<u>\$495</u>	
Total	\$25,391	\$55,129	(\$29,738)	
Beginning Cash	\$35,478	\$53,623	(\$18,145)	
<b>Ending Cash</b>	<b>\$52,054</b>	<b>\$35,478</b>	<b>\$16,576</b>	

# 2026 Budget

	<u>1st Quarter</u>	<u>2nd Quarter</u>	<u>3rd Quarter</u>	<u>4th Quarter</u>	<u>Full Year</u>
<u>Revenue</u>					
Assessments	\$33,731	\$0	\$0	\$13,585	\$47,316
Resale Certificates	\$50	\$50	\$50	\$50	\$200
Interest Income	<u>\$225</u>	<u>\$225</u>	<u>\$225</u>	<u>\$225</u>	<u>\$900</u>
Total	\$34,006	\$275	\$275	\$13,860	\$48,416
<u>Expense</u>					
Postage - Annual Meeting	\$235	\$0	\$0	\$0	\$235
Annual Invoicing Expense - Treasurer	\$280	\$0	\$0	\$0	\$280
Board Member Fees	\$0	\$2,500	\$0	\$0	\$2,500
Printing - Blose Signs (Annual Meeting)	\$0	\$100	\$0	\$0	\$100
Annual Tax Return - Parks & Co	\$370	\$0	\$0	\$0	\$370
Annual Reviewed Statements - Parks & Co	\$1,030	\$0	\$0	\$0	\$1,030
Annual Liability Insurance	\$699	\$0	\$0	\$0	\$699
Street Light Repair - Eye of the Beholder	\$600	\$600	\$600	\$600	\$2,400
Lot 50 Grass Cutting (Assumes 28 cuts as in 2025)	\$0	\$2,135	\$4,270	\$2,135	\$8,540
Lot 50 Maintenance -2 Culvert Repairs	\$0	\$12,000	\$0	\$0	\$12,000
Lot 50 Maintenance -Repair Chain Link Fence	\$0	\$430	\$0	\$0	\$430
Lot 50 Maintenance - Replace Snow Fencing	\$0	\$0	\$1,485	\$0	\$1,485
Lot 50 Maintenance - SWMS Basin #1 Retention Wall	\$0	\$0	\$15,000	\$0	\$15,000
Tree Removal	\$0	\$1,000	\$0	\$0	\$1,000
UPS PO Box Renewal	\$0	\$0	\$0	\$234	\$234
HOA Express Renewal	\$0	\$0	\$238	\$0	\$238
Met -Ed	<u>\$1,200</u>	<u>\$1,200</u>	<u>\$1,200</u>	<u>\$1,200</u>	<u>\$4,800</u>
Total	\$4,414	\$19,965	\$22,793	\$4,169	\$51,341
<b>Beginning Cash</b>	\$52,054	\$81,646	\$61,956	\$39,438	
<b>Ending Cash</b>	\$81,646	\$61,956	\$39,438	\$49,129	

# 2026 Budget Vs 2025 Actual

	<u>2026 Budget</u>	<u>2025 Actual</u>	<u>Variance</u>	<u>Comments</u>
<b>Revenue</b>				
Assessments	\$47,316	\$40,619	\$6,698	Assessment Increase
Resale Certificates	\$200	\$400	(\$200)	
Interest Income	<u>\$900</u>	<u>\$949</u>	<u>(\$49)</u>	
<b>Total</b>	<b>\$48,416</b>	<b>\$41,967</b>	<b>\$6,449</b>	
<b>Expense</b>				
Postage - Annual Meeting	\$235	\$219	\$16	
Annual Invoicing Expense - Treasurer	\$280	\$0	\$280	Timing - 2025 Budgeted Payment Made in 2026
Board Member Fees	\$2,500	\$2,450	\$50	
Printing - Blose Signs (Annual Meeting)	\$100	\$49	\$51	
Annual Tax Return - Parks & Co	\$370	\$350	\$20	
Annual Reviewed Statements - Parks & Co	\$1,030	\$1,000	\$30	
Annual Liability Insurance	\$699	\$699	\$0	
Street Light Repair - Eye of the Beholder	\$2,400	\$215	\$2,185	Anticipating a "more normal" year
Lot 50 Grass Cutting (Assumes 28 cuts as in 2025)	\$8,540	\$14,098	(\$5,558)	New Vendor
Lot 50 Maintenance - 2 Culvert Repairs	\$12,000	\$207	\$11,793	Additional Culvert Repairs Needed
Lot 50 Maintenance - Repair Chain Link Fence	\$430	\$0	\$430	Repairing Erosion Problems from Sinkhole
Lot 50 Maintenance - Replace Snow Fencing	\$1,485	\$0	\$1,485	
Lot 50 Maintenance - SWMS Basin #1 Retention Wall	\$15,000	\$0	\$15,000	Prevent Continuation of Erosion
Tree Removal	\$1,000	\$1,000	\$0	
UPS PO Box Renewal	\$234	\$234	\$0	
HOA Express Renewal	\$238	\$238	\$0	
Met -Ed	\$4,800	<u>\$4,633</u>	<u>\$168</u>	
<b>Total</b>	<b>\$51,341</b>	<b>\$25,391</b>	<b>\$25,950</b>	
<b>Beginning Cash</b>	<b>\$52,054</b>	<b>\$35,478</b>	<b>\$16,576</b>	
<b>Ending Cash</b>	<b>\$49,129</b>	<b>\$52,054</b>	<b>(\$2,925)</b>	