

Dues collected — 2019	\$32,500.00 - \$5,500.00	2020—\$30,500.00—\$7500.00
Dues collected — 2021	\$27,385.00 - \$11,615.00	2022—\$28,800.00—\$10,200
Dues collected — 2023	\$50,525.94 +\$11,525.94	2024—\$39,191.89—\$1065.11
Dues collected — 2025	\$40,286.58 + \$38.58	2026—\$25,125.55

Thought being proactive in building a comfortable reserve fund would be better than being reactive when the In Asking for a small increase now instead of possibly hundreds later.

time comes to do a major repaving job and trying then to figure out how it gets paid for.

all correspondence, meetings, conversations it's always been made clear this reserve fund has been targeted toward paving. 116 homes on Wyndale Leah side, probably 1000 trips in and out on a given day. The time is coming when streets, especially Wyndale, need more than a patch. Immediately, no, but sooner than later. Having the funds to do it and still have money in reserve is prudent business. It keeps the WMA from asking for a lump sum of money for a job, which could cause a burden on finances but also needs homeowner approval. Not asking homeowners to pay more in dues because some homeowners aren't meeting their obligation, or to make up for dues that weren't collected in the past. What's in the past is just that.

156 properties, 7 are not paid through 2025. Those 7 have liens placed on their property. Total delinquency about \$5,300.00. Lien fees, late charges added to lien document. Late charges added monthly on their EasyHOA profile. One homeowner this week paid dues to clear the lien. Still owes fees before lien release.

Used the fact that dues weren't sufficiently collected in the past and raised consistently over the years as an example that we can't operate that way any longer.

Asking because dues have only gone up twice in 8 years, \$8.00 in 2024 and \$6.90 in 2026. All we ask is that you vote to bring our dues in line with where they should be in the present.

Reason. Snow removal took half our revenue in 2025. it will again in 2026.

Snow removal 2024—	\$10,530.00		
Snow removal 2025—	\$21,027.75		
Snow removal 2026—	\$18,656.00—Jan-Feb-Mar		
Triple V salt service—	\$425.00	Scout Property salt service—	\$550.00
Triple V plow service—	\$450.00	Scout Property—	\$425.00

\$5.42 per month increase	\$4.78 if dues raised in 2025	\$57.36 instead of \$65.10
\$10,155.60 per year increase	Dues would be \$272.64 in 2026 if raised in 2025	
\$51,480.00 per year total		

2025

Bank balance checking and CDs on 12-31-2025—-\$129,678.98 at New Peoples Bank.

CD \$82,000.00 - 3.05% rate 15 mo. matured 5-7-26

2025 interest \$2773.71

2026 int.YTD \$1285.43

Added \$2000.00 to maturing balance of \$85170.45 total \$87170.45 3.1% rate mature date 8-7-27

CD \$18,000.00 - 3.68% rate 30 mo. mature date 3-16-27

2024 interest earned \$165.90
2025 interest earned \$679.03
2026 int. YTD \$171.76 total \$19016.69

Total interest 2 CDs 2025 \$3452.74—\$287.72 per month.

Total interest 2 CDs 2026 \$1457.19

CD total \$106,187.14

Savings account for excess funds opened Jan. 2026 until sufficient to start CD or add to existing CD .25%

Savings account interest 2026 \$10.81.

AEP—years past \$766.00—\$773.00 per month

AEP 2026— \$667.00 per month Jan. Feb.---

Adjusted to \$632.00 for March, April (for nonoperative lights)

??? \$657.83 May— ??? \$7862.00 ??? 2026.

17 lights in total upgraded to LED----- 8 of that total upgraded in 2026

Purchased several rolls of stamps before \$5.00 per hundred price increase

Brimar street name signs and attachment hardware \$1206.76 —approximately \$275.00 in supplies to install

Sign Shop \$1590.00 Athens Rd. sign no additional hardware or supplies needed

Lanford Sign \$749.00 Pond signs, yardsale sign— approximately \$125.00 hardware and supplies to install

Sign refresh at brick entrance approximately \$75.00 in material to refurbish (no labor cost from Jeff Bailey)

Foley Construction \$650.00 labor to install street signs

Foley Construction \$100.00 labor to install pond signs (no additional labor cost for assistance from Jeff Bailey)

Clean Cut Total Property \$140.00 clean up and removal of old vegetation in cemetery, light clean headstones

Clean Cut Total Property \$989.04 work at brick sign. Removal and haul away of existing shrubbery, cleaning brick, purchase and spread of mulch.

Clean Cut Total Property \$496.33 for labor, supplies to repair and reinstall mailbox station (no additional labor cost from assistance from Jeff Bailey and David Poole)

106 of 156 homes with active EasyHOA profile— all properties and homeowners have a profile

81 still owe for 2026. Some are making payments.