

Treasurer Report 2025 Annual Board Meeting

Reserve Account:

1/1/25: BoA Bank Account balance	\$ 87,313.56
Reserve CD	<u>\$ 85,278.78</u>
Total Reserve Funds	\$172,592.97
Transactions: Pond Paving	-\$26,000.00
Interest Income	\$2,242.03
12/31/25: BoA Bank Account balance	\$ 28,834.37
Check for new CD (Opened Jan 5, 2026:12-month 3.95%)	<u>\$120,000.00</u>
Total Reserve Funds	\$148,834.37

Operating Account:

1/1/25: BoA Operating Account balance	\$109,145.24
Operating CD	<u>\$138,965.16</u>
Total Operating Funds	\$ 248,110.40
12/31/25: BoA Operating Account balance	\$ 109,145.24
Check for new CD (Opened Jan 5, 2026: 12-month 3.95%)	<u>\$ 130,000.00</u>
Total Operating Funds:	\$ 239,145.24

Homeowner Dues Status: (as of 2-17-26)

304 homes / 306 have paid – 99.0% for **2021** Dues: \$226.88
 303 homes / 306 have paid – 99.0% for **2022** Dues: \$233.68
 303 homes / 306 have paid – 99.0% for **2023** Dues: \$233.68
 300 homes / 306 have paid – 98.0% for **2024** Dues: \$240.00
 292 homes / 306 have paid – 95.4% for **2025** Dues: \$245.00
 230 homes / 306 have paid – 75.2% for **2025** Dues: \$245.00

Homeowner Delinquencies:

3 homes owe: (\$3,193.47, \$1,644.51, \$1,197.36) **\$ 6,035.34**
 Total All Years (not / including 2026 dues): **\$ 8,222.70 / \$26,837.06**

Operating Expenses: Jan 1, 2025, to Dec 31, 2025

	<u>2025 Budget</u>	<u>Actual</u>
1. Pond Maintenance	\$ 2,700.00	\$ 2,992.93
2. Common Area Maintenance	\$ 18,000.00	\$ 19,150.04
3. Common Area Improvements (pond, entrance)	\$ 11,500.00	\$ 11,988.53
4. Social (Picnics & Meetings)	\$ 12,500.00	\$ 10,438.29
5. AppFolio, Legal & CPA	\$ 5,600.00	\$ 4,230.92
6. 2024 Taxes (IRS \$3,488.00 & MD \$968.00)	\$ 0.00	\$ 4,456.00
7. MD county fees	\$ 1,900.00	\$ 1,989.00
8. Insurance	\$ 3,300.00	\$ 3,129.00
9. Administrative (print/USPS/Res Stu/ARC)	\$ 7,100.00	\$ 4,304.24
10. Reserve contribution*	<u>\$ 17,000.00</u>	<u>\$ 0.00</u>
Total	\$ 79,690.00	\$ 62,678.95

Operating Deposits: Jan 1, 2025, to Dec 31, 2025

	Planned	Actual
1. Resale Packages (12)	\$ 1,000.00	\$ 1,200.00
2. Interest income	\$ 0.00	\$ 5,835.48
3. Annual Dues received* (2024, 2025 & 2026)	<u>\$ 72,520.00</u>	<u>\$ 70,315.00</u>
Total	\$ 73,520.00	\$ 77,179.71

*Note: Reserve Study recommended reducing investment to \$9,111.00. Will transfer in 2026.