

# **CENTENNIAL CONDOMINIUM HOMEOWNERS ASSOCIATION – DRAFT MINUTES**

## **Board of Directors Meeting Minutes**

**June 22, 2026 – 6:00 p.m.**

1530 Harper Grove Lane  
Vicksburg, Michigan

**1. Call to Order** - The meeting was called to order at 6:00 p.m.

Board Members Present: Sean Branstetter (Sean), Kyle Mucha (Kyle), Joe Richards (Joe), Bill Hartgraves (Bill), Meredith Waldron (Meredith), Rachel Cubic (Rachel), Trudy Gwilt (Trudy)

Property Management Present: Lindsay Flynn (Lindsay or BHHS) – Diane Bornhorst was absent

## **2. Secretary's Report**

The Board reviewed the minutes from the March 23, 2026, Board Meeting and approved them unanimous by email vote on April 13, 2026. Once approved these minutes were emailed to all Co-Owners and posted to the Association's website.

Board Secretary, Rachel Cubic, also presented a summary of all email approvals completed between Board meetings. The Board directed Management to include all actions approved by email in the Secretary's Report of future Board meeting minutes to maintain a complete record of Board actions. The Secretary will keep track.

## **Board Approvals By Email Since March 23, 2026**

**3/24:** Action against BVW (Legal Inquiry)

(Yay): Rachel, Kyle, Meredith, Sean, Bill, Trudy

(No Response): Joe

**3/26:** BVW Google Review and BBB Complaint

(Yay): Rachel, Kyle, Sean, Meredith

(No Response): Bill, Joe, Trudy

**3/30:** Clubhouse Rental Fee Waiver - The Bridge Men's Ministry

(Yay): Kyle, Sean, Meredith, Rachel, Bill, Joe

(No Response): Trudy

**4/7:** School Millage Presentation

(Yay): Sean, Kyle, Trudy, Meredith, Rachel, Joe, Bill

**5/4:** RW Lapine Nest Thermostats Installation

(Yay): Kyle, Sean, Meredith, Rachel, Bill

(No Response): Trudy, Joe

**5/4:** RW Lapine Pool Opening Service Quote

(Yay): Kyle, Sean, Meredith, Rachel, Bill

(No Response): Trudy, Joe

**5/4:** RW Lapine HVAC Service Quote for 2026

(Yay): Kyle, Sean, Meredith, Rachel, Bill

(No Response): Trudy, Joe

**5/4:** Lyster Crash Bar Repair Labor Only

(Yay): Sean, Kyle, Bill, Trudy, Rachel, Meredith

(No Response): Joe

**5/1:** Brightview Tree Storm Clean Up

(Yay): Kyle, Sean, Meredith, Rachel, Trudy, Bill, Joe

**4/24:** Remove Split Rail @ green space

(Yay): Sean, Kyle, Rachel, Bill, Meredith, Trudy

(No Response): Joe

**4/24:** Irrigation Repairs required by Sanderson DeHaan

(Yay): Sean, Kyle, Rachel, Bill, Meredith, Trudy

(No Response): Joe

**5/18:** Tree Storm Damage Clean Up Limb Removal

(Yay): Kyle, Bill, Rachel, Meredith, Sean, Joe

**5/22:** Pool Furniture – Ordering new furniture

(Yay): Kyle, Joe, Meredith, Bill, Sean, Rachel

(No Response): Trudy

**5/22:** Power Washing Pool Deck

(Yay): Kyle, Joe, Meredith, Bill, Rachel, Sean

(No Response): Trudy

**5/22:** RW Lapine Repair Pool Drinking Fountain Repair Quote

(Yay): Kyle, Joe, Meredith, Bill, Sean, Rachel

(No Response): Trudy

### **3. Treasurer's Report**

The Board reviewed the March, April and May 2026 financial statements.

Motion: Sean Branstetter moved to approve the March, April and May 2026 financial reports as presented.

Second: Joe Richards. Motion carried unanimously.

Management reviewed the delinquency report noting that owner delinquencies have decreased from 58 accounts to 28 accounts. Pool access has been suspended for all delinquent accounts in accordance with the Association's collection policy. Four owners owing more than one year have been referred to Small Claims Court, and seven additional owners owing approximately one year will be referred to Small Claims Court after July 1, 2026, if payment is not received. All delinquent accounts have been charged late fees.

The Board agreed to file foreclosure proceedings against one owner who both owes one year of association fees and has multiple violations related to their property.

## **4. Old Business**

### **Maintenance Projects**

Management provided the Board with an update on several ongoing maintenance projects throughout the community.

The Board was advised that the new speed limit signs had been ordered and were expected to be installed by June 26, 2026, pending the new pool signs were also available for pick up. Management confirmed that the Village of Vicksburg agreed to reimburse the Association for the cost of the signs (\$480), while the Association remains responsible for the installation costs. The revised pool signage will be installed at the same time.

Management reported that the playground bench project is progressing. The benches have been ordered, with an estimated delivery timeframe of six to eight weeks. The Board confirmed that they preferred a single concrete pad installed to accommodate both benches. The benches will be installed to the east of the bike rack.

Surf Internet has installed the internet service at the clubhouse to provide a cost savings compared to Comcast. The pool telephone still requires connection. Management will meet with Surf to relocate the internet equipment into the maintenance room to allow the pool telephone to become operational.

Management reported that the annual Republic Services agreement has been successfully renegotiated, reducing the Association's annual cost to \$288.00 compared to the current annual cost of \$1,116. Republic inquired if the Association would consider exploring a single-hauler option for the community. The Board indicated that was not of interest at this time.

Management continues to research contractors capable of performing ceramic tile pool surface repairs. There is one provider who has indicated they may be interested but they are completely booked for 2026 and indicated we would have to reach back out at the end of the year to see if we could get on the 2027 schedule to receive an estimate.

### **Capital Improvement Planning**

The Board reviewed the draft Capital Reserve Plan and discussed the Association's long-term funding needs.

Management reported that, based upon the current reserve study projections, the Association should be contributing approximately \$56,028 annually to the Reserve Fund in order to adequately fund anticipated capital improvements over the next twenty-five years. In order to make this level of investment to the reserve fund, the quarterly fees would have to go up to at least \$225 per quarter.

The Board discussed educating Co-Owners regarding the Capital Improvement Plan, reserve funding needs, and the estimated costs associated with future projects, including the proposed Sport Court. Berkshire Hathaway will draft an email for Co-Owners to provide all of the needed information regarding the Capital Reserve Plan along with a survey for Co-Owners to provide feedback on their interest in a Sport Court at the estimated cost or if they would prefer to consider alternative recreational options to help reduce the need for such a significant increase.

Following discussion, the Board approved a motion increasing the Buy-In Fee, which is currently equal to \$1,000 per transaction, to instead equal to 0.5% of the sale price of a unit, effective immediately. The proceeds from this fee will continue to be deposited directly into the Association's Reserve Fund to assist with future

capital improvements. Motion: Bill Hartgraves Second: Rachel Cubic Motion carried. Joe Richards voted opposed.

Management was directed to update the Association's Intent to Sell documents and Rules to reflect the newly adopted buy-in fee.

### **Southeast Retention Pond**

Management presented updates regarding the grading issues at the southeast retention pond located near 22<sup>nd</sup> and backed up to the homes on Harper Grove Lane and Odell Drive.

Frederick's Construction inspected the area and advised that the most likely cause of the grading concerns is extensive muskrat activity, noting numerous burrow holes throughout the embankment. They recommended that pest control services to trap any pests that may be present and then excavate the area to repair the damaged areas.

Management also reported that both the Village of Vicksburg and the Drain Commission confirmed that maintenance and repairs to the retention pond are the responsibility of the Association.

A second opinion obtained from Motor City, a land developer, reached the same conclusion, indicating that muskrat activity is the likely cause of the settlement.

The Board approved Berkshire Hathaway to proceed with muskrat trapping up to \$1,000 and requested proposals for excavation and restoration of the affected area once the pest issue has been addressed. Motion: Kyle Mucha Second: Bill Hartgraves Motion carried unanimously.

### **Clubhouse Access**

The Board discussed whether the community room should be available for general resident use outside of scheduled events. Following discussion, the Board agreed that the clubhouse will continue to be available only through the established rental process and will not be opened for unrestricted resident access.

### **Pool Operations**

The Board had an extensive discussion regarding recent pool operations, rule enforcement, and security concerns.

Topics included increasing the minimum age for unsupervised pool use, strengthening enforcement procedures, the possibility of utilizing community assistance to identify individuals involved in documented rule violations, lifeguard service proposals (\$37K-\$64K), and the implementation of a consistent pool suspension policy.

The Board agreed the minimum age for unsupervised pool use will remain 15. Any issues will be addressed, and parents of minors will still be liable for any violations and penalties.

The Board agreed that when violations are verified through the Association's security camera system and the individuals cannot be identified, management may distribute photographs to the community via email requesting assistance with identification, even if the violators appear to be minors. Berkshire Hathaway will email all Co-Owners to make them aware of this prior to emailing with any photographs.

The Board reaffirmed its commitment to aggressive enforcement of the Pool Rules and directed management to continue issuing suspensions and violations as appropriate based on the specific violation.

The Board discussed recent violations including unauthorized entry into the pool area, vandalism, and damage to Association property. Management confirmed that these matters have been referred to the Vicksburg Police Department for investigation.

The Board further agreed that residents will no longer be permitted to sell or distribute goods from the Association's Common Elements, including the pool area. Residents wishing to sell items may do so only from their own property.

### **Clubhouse Doors and Security**

Management presented updated information regarding the clubhouse crash bars and commercial entry doors. Lyster Exteriors provided a quote of \$3,058 to repair the damaged crash bars however they are not available to make these repairs until September.

A commercial door company was also called to examine the crash bars on all doors and provide a quote for any needed repairs. Following an inspection by S.A. Morman Company, the Board was advised that the existing commercial doors remain in good condition, and that replacement of the doors is not recommended. Because the doors are required by code to have panic hardware, only the damaged crash bars should be repaired or replaced. S.A. Morman will work to provide a quote for repair of the crash bars.

Management confirmed that Integrity was asked to prepare proposals for additional security cameras, camera repositioning, and investigation of the damaged strike plate to improve security throughout the clubhouse. This work is in progress but there are concerns that Integrity has not been responsive. The Board agreed that Berkshire Hathaway could research alternative provider options.

### **Fireworks Policy**

The Board discussed adopting a formal fireworks policy for the Association.

After considering prior incidents involving debris, cleanup costs, and safety concerns, the Board approved an amendment to the Association's Rules and Regulations prohibiting the use, ignition, or launching of fireworks from any Association Common Elements.

Owners remain permitted to use fireworks from their own property in accordance with applicable Village ordinances and State laws.

The Board also approved enforcement measures providing for a \$250 fine per occurrence, assessment of all cleanup and repair costs, and referral of violations to the Vicksburg Police Department when appropriate.

Motion: Meredith Waldron Second: Rachel Cubic Motion carried. Joe Richards opposed. Bill Hartgraves and Trudy Gwilt abstained.

## **5. New Business**

### **Sport Court**

Management presented a quote from Sport Court to install a multi-sport court in place of the splash pad for approx. \$101,950. The primary reason for the increased price is due to the fact that the splash pad area will need to be completely removed from the current area due to the drainage slope, and the concrete will be repoured to make the area appropriately level for the court to be installed on. The Board reviewed proposals for a complete court, a partial court, and alternative products. Berkshire Hathaway will work to get an alternative quote for the concrete work needed.

The Board also discussed painting the existing concrete surface as a temporary alternative while continuing to evaluate long-term options.

The Board requested the management to survey Co-Owners to gain feedback on owner interest in the project knowing the cost and request any recommendations for alternative recreations amenities.

### **Pool Deck Power Washing**

Management reported that Fish Window Cleaning submitted a proposal to power wash the pool deck for a cost of \$1,500. However, KV Pool had indicated they had already completed cleaning of the pool deck during spring opening. They also did not recommend the cleaning of the concrete during the pool season. Given this additional information, the Board agreed not to move forward with this quote despite previously approving this work.

### **Clubhouse Gutters**

The Board reviewed proposals for replacement of the clubhouse gutters from Finney's and Dominick Lindsley. The Board requested management to contact Dominick Lindsley to ask him only to repair the gutter on the front north side where it is hanging open. The gutters will be considered for replacement when the siding is replaced on the building.

### **Clubhouse Landscaping and Downspouts**

The Board reviewed a proposal from Mulder's Landscaping for landscaping improvements around the clubhouse for a total cost of \$11,959.49. Additionally, Mulder's provided a quote to bury the downspouts and install bubblers at the clubhouse for a cost of \$1,899.58. The Board approved having this work completed. Motion: Kyle Mucha, Second: Meredith Waldron, Motion carried. Joe Richards abstained.

### **Pool Furniture and Umbrellas**

The Board reviewed proposals for replacement pool furniture.

Following discussion, the Board approved purchasing 20 chaise lounges, 10 side tables for the 2026 season. Replacement of pool chairs would be postponed until 2027. The Board also discussed the option to install umbrella bases into the concrete and install shade in each corner to provide a more cost-effective option than purchasing the same style umbrellas that are currently at the pool. Management will review this option to confirm viability.

*Mucha excused at 8:07pm for remainder of meeting*

## **Pool Bathroom Exhaust Fans**

The Board reviewed proposals for installation of exhaust fans in the pool bathrooms. The lower of the two quotes was for a total cost of \$3,889.29 not including the cost of electrical. Following discussion, the Board elected to defer the project at this time.

## **Playground Camera**

Management presented a proposal from Integrity to install an additional security camera at the playground. Following discussion, the Board elected to postpone installation at this time until they have all estimates for adding cameras at the pool.

## **Island Bed Maintenance**

Management reported that BrightView agreed to include weed control and cleanup within the existing contract at no additional charge. The Board reviewed BrightView's proposal to mulch all three entrance islands for a total cost of \$3,043. The Board requested Management to get a second quote from Mulder's since they will be on site doing the clubhouse work.

## **Playground Walking Path Repairs**

The Board reviewed proposals from Tustin's Asphalt and TM Asphalt for repairs to the playground walking path. After discussion, the Board approved accepting the proposal submitted by Tustin's Asphalt for a total cost of \$1,790. Motion: Meredith Waldron, Second: Rachel Cubic, Motion carried unanimously.

## **Playground Shade Structure**

The Board reviewed the proposal for installation of a playground shade structure from Game Time (Sinclair) for a total cost of \$11,493.80. Following discussion regarding the overall project costs and other capital priorities, the Board elected not to pursue the project at this time.

## **Spring Community Walk-Through**

Management presented the results of the Spring community inspection.

The Board approved installation of two additional pet waste stations, one near the trail across from Grovenberg Court closer to the pond and one along 22nd Avenue. The Board also approved installation of one additional trash receptacle near 22nd Avenue where residents have been placing personal trash containers.

The Board directed Management to issue violation notices for basketball hoops left and used in the roadway only when complaints are received, as these are prohibited by the Association's Rules and Regulations. Notice will not be sent unless a complaint is received.

The Board reaffirmed that exterior window air conditioning units remain prohibited per the Bylaws but the Board directed Management not to enforce this restriction.

The Board also confirmed that owners may paint wooden privacy fences provided the color remains a neutral earth tone, including natural wood, white, or brown.

Colored light bulbs installed at entry doors will be permitted.

The Board discussed the condition of several homes throughout the community, including damaged garage doors, torn window screens, deteriorated paint, poor landscaping, and homes in need of power washing. Management was directed to send notice to Co-Owners making them aware the Board is going to give the community this year to get things cleaned up and next year, any violations will be addressed in an effort to ensure the standard of the community is maintained.

The Board reviewed the tree maintenance proposal submitted by Juan's Landscaping and directed Management to obtain additional tree trimming proposals before proceeding.

Management confirmed that maintenance would paint the pool and event center entrance doors and get a quote for the shutters on the clubhouse that are in need of replacement. The Board agreed that the women's pool bathroom mirror would not be replaced.

### **Board Concern**

The Board reported a continued issue with a dirt bike being used on the common grounds and walking path over the past few days which has been a concern of many for the safety of the community. The Board confirmed that the Co-Owner in violation had previously been notified and had indicated that they would not comply with the Rules. The Board agreed that the maximum penalty should be assessed in the amount of \$250 and requested Management to contact The Vicksburg Police Department as these actions are a misdemeanor under the Michigan Penal Code.

### **Owner Correspondence**

The Board reviewed correspondence submitted by a Co-Owner who owns multiple units in the Association as a Landlord, regarding the Association's updated leasing requirements and professional property management policy. Following discussion, the Board reaffirmed its previous position that professionally managed rental properties are necessary to ensure compliance with the Association's governing documents, consistent administration of rental properties, and compliance with applicable landlord-tenant laws. All Co-Owners who rent their home needs to follow the new leasing requirements detailed on the Intent To Sell, no exception. Management was directed to prepare a written response reflecting the Board's position.

### **Modification Requests**

The Board reviewed two Modification Request Applications.

The request submitted for 1548 Notley Field Lane to expand the driveway was approved, provided the work remains within the owner's property boundaries and all Village requirements are satisfied.

The request submitted for 1541 Notley Field Lane to install a fence was also approved, contingent upon compliance with Village regulations and installation within the owner's property boundaries.

### **Irrigation System Mapping**

Management advised the Board that Sanderson DeHaan had offered to prepare a complete irrigation system map for approximately \$1,000. The Board indicated that they were aware that Sanderson DeHaan installed the irrigation system and has a map on file but has been unwilling to provide it. Management will contact them again to make a request to be provided a copy as it was part of the original development.

## **Social Committee Update**

The Social Committee reported that it met on June 17, 2026, and discussed the potential for three community events for 2026.

Planned events include a Touch-a-Truck event in August in partnership with Generous Hands, a Halloween event on October 31 featuring costumes, pumpkin decorating, and trick-or-treat activities, and a public Bridge Church community event. The Board did not approve any specific event but did indicate that they felt for this year the Touch-a-Truck event and Halloween event were the best to consider. The Board had concerns regarding public event with Bridge Church featuring bounce houses and felt that only the other two events should be prioritized for this year.

The Committee was thinking they would need a budget of around \$2,500. The Board requested additional information and pricing before making a decision.

The Board also requested Management to investigate the possibility of organizing a community-wide trash cleanup event in partnership with College Hunks or another organization.

## **Board Meeting Schedule**

The Board scheduled their remaining 2026 Board Meetings for August 6, 2026, at 6:00 p.m. and October 5, 2026, at 6:00 p.m.

## **Annual Meeting**

The Board selected Thursday, November 12, 2026, at 6:00 p.m. as the date for the 2026 Annual Meeting, to be held at the Centennial Clubhouse. Management will send out the Annual Meeting packet and election ballots prior to the Annual Meeting. The Annual Meeting will follow an agenda to review the 2026 initiatives completed, the 2027 Budget and operating plans and provide the results of the Board elections.

## **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 9:24 pm.

These Board meeting minutes are respectfully submitted on behalf of the Board of Directors by Lindsay Flynn, Berkshire Hathaway HomeServices.

The following items were not discussed at the Board meeting, but updates were provided to the Board by email prior to the meeting:

## **Projects Completed**

1. JC Fence completed the pool fence installation on 5/10/2026
2. Senior banner installed at entry on 5/14/2026 – One owner still has not paid
3. Dennis Brewer removed the 4 split rail fences at the corner of the field on 5/23/2026
4. BBB Complaint filed against BVW on 4/9/2026 – No response received
5. New Resident Manual distributed to all Co-Owners on 4/9/2026
6. Hi-Tech installed the pavilion lights on 4/22/2026
7. The new drop box was installed on 5/6/2026
8. Roto Rooter completed the drain clearing of the catch basin on 4/17/2026

9. Fish power washed the pool awnings on 5/9/2026
10. Finney's Concrete never provided us with a response, but we believe they are done with the splash pad work
11. McDonald's Towing has placed their signs on the property as Vicksburg Tow was not interested.
12. Sanderson Dehaan made all repairs to the system, replaced the decoders and solenoids and the irrigation system is operational.
13. KV Pool opened the pool by Memorial Day and has been coming in daily per the logs to clean, treat and test the pool. They did the initial treatment of the weeds and said they washed the deck.
14. The pool passes were never received by Integrity – they are still on back order, but we were able to get the passes we needed from returns so that everyone has one and we have some extra.
15. Total Fire Protection completed their inspection and all repairs on the clubhouse.
16. Brightview added new mulch at the playground on 4/20/2026
17. Brightview removed multiple trees from storm damage
18. RW Lapine
  - a. Nest Thermostats – Installed 6/3/2026
  - b. Pool opening and drinking fountain repairs – 5/27/2026
  - c. HVAC Service – 5/20/2026
19. Replacement Pool Signage installed
20. Intent To Sell
  - a. 1108 Gardner Pond – Pending Sale
  - b. 1320 Gardner Pond – Pending Sale

**Centennial Homeowners Association - 2026 Income Expenses (Projected in red)**

| Revenue - Beg. Bal.       | \$ 20,181.86 |               |               |               |               |               |               |               |               |               |               |               | YTD           | YTD           |               |               |
|---------------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                           | January      | February      | March         | April         | May           | June          | July          | August        | September     | October       | November      | December      | Actual Total  | Projected     | Budget        | Variance      |
| INCOME                    |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Association dues income   | \$ 23,996.46 | \$ 9,680.77   | \$ 9,111.03   | \$ 3,375.00   | \$ 37,146.00  | \$ 25,283.71  | \$ -          | \$ 49,875.00  | \$ -          | \$ -          | \$ 49,875.00  | \$ -          | \$ 83,309.26  | \$ 208,342.97 | \$ 192,375.00 | \$ 15,967.97  |
| Rental Fee                | \$ 550.00    | \$ 325.00     | \$ 200.00     | \$ 450.00     | \$ 100.00     | \$ 200.00     | \$ 200.00     | \$ 200.00     | \$ 200.00     | \$ 200.00     | \$ 200.00     | \$ 200.00     | \$ 1,625.00   | \$ 3,025.00   | \$ 2,400.00   | \$ 625.00     |
| Late Fee Income           | \$ 540.00    | \$ 750.23     | \$ 600.00     | \$ 160.00     | \$ 320.00     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 2,370.23   | \$ 2,370.23   | \$ -          | \$ 2,370.23   |
| Pool Key Income           | \$ -         | \$ -          | \$ -          | \$ -          | \$ 50.00      | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 50.00      | \$ 50.00      |               |               |
| Buy-In-Fee Income         | \$ 1,000.00  | \$ 1,000.00   | \$ 2,000.00   | \$ -          | \$ 1,000.00   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 5,000.00   | \$ 5,000.00   | \$ -          | \$ 5,000.00   |
| TOTAL INCOME              | \$ 26,086.46 | \$ 11,756.00  | \$ 11,911.03  | \$ 3,985.00   | \$ 38,616.00  | \$ 25,483.71  | \$ 200.00     | \$ 50,075.00  | \$ 200.00     | \$ 200.00     | \$ 50,075.00  | \$ 200.00     | \$ 92,354.49  | \$ 218,788.20 | \$ 194,775.00 | \$ 24,013.20  |
|                           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Insurance Expense         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,600.00   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,600.00   | \$ 4,600.00   | \$ -          |
| Electricity Expense       | \$ 316.70    | \$ 1,064.21   | \$ 278.40     | \$ -          | \$ 289.18     | \$ 758.33     | \$ 758.33     | \$ 758.33     | \$ 758.33     | \$ 758.33     | \$ 758.33     | \$ 758.37     | \$ 1,948.49   | \$ 7,256.84   | \$ 9,100.00   | \$ (1,843.16) |
| Natural Gas               | \$ -         | \$ 353.29     | \$ 306.65     | \$ 148.46     | \$ 74.62      | \$ 66.66      | \$ 66.66      | \$ 66.66      | \$ 66.66      | \$ 66.66      | \$ 66.66      | \$ 66.74      | \$ 883.02     | \$ 1,349.72   | \$ 800.00     | \$ 549.72     |
| Water & Sewer             | \$ 620.13    | \$ -          | \$ -          | \$ 620.13     | \$ -          | \$ -          | \$ 1,231.25   | \$ -          | \$ -          | \$ 1,231.25   | \$ -          | \$ -          | \$ 1,240.26   | \$ 3,702.76   | \$ 4,925.00   | \$ (1,222.24) |
| Internet & Telephone      | \$ 234.98    | \$ 204.98     | \$ 204.98     | \$ 204.98     | \$ 204.94     | \$ 165.00     | \$ 165.00     | \$ 165.00     | \$ 165.00     | \$ 165.00     | \$ 165.00     | \$ 165.00     | \$ 1,054.86   | \$ 2,209.86   | \$ 1,980.00   | \$ 229.86     |
| Trash Removal             | \$ 90.47     | \$ 91.21      | \$ 91.21      | \$ 97.99      | \$ 102.00     | \$ 95.00      | \$ 95.00      | \$ 95.00      | \$ 95.00      | \$ 95.00      | \$ 95.00      | \$ 95.00      | \$ 472.88     | \$ 1,137.88   | \$ 1,140.00   | \$ (2.12)     |
| Management Fee            | \$ 3,420.00  | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 3,420.00   | \$ 17,100.00  | \$ 41,040.00  | \$ 41,040.00  | \$ -          |
| Legal Expense             | \$ (722.97)  | \$ 392.04     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,800.00   | \$ -          | \$ -          | \$ (330.93)   | \$ 1,469.07   | \$ 1,800.00   | \$ (330.93)   |
| Accounting Expense        | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 450.00     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 450.00     | \$ 950.00     | \$ (500.00)   |
| Bank Charges              | \$ 18.52     | \$ (9.02)     | \$ -          | \$ 5.00       | \$ -          | \$ 7.50       | \$ 7.50       | \$ 7.50       | \$ 7.50       | \$ 7.50       | \$ 7.50       | \$ 7.50       | \$ 14.50      | \$ 67.00      | \$ 90.00      | \$ (23.00)    |
| Fees & Permit             | \$ -         | \$ 5.00       | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 20.00      | \$ -          | \$ -          | \$ -          | \$ 5.00       | \$ 25.00      | \$ 20.00      | \$ 5.00       |
| Postage Expense           | \$ 558.60    | \$ 11.52      | \$ 8.88       | \$ 8.83       | \$ 885.90     | \$ 33.33      | \$ 33.33      | \$ 33.33      | \$ 33.33      | \$ 33.33      | \$ 33.33      | \$ 33.37      | \$ 1,473.73   | \$ 1,707.08   | \$ 400.00     | \$ 1,307.08   |
| Common Area Maintenance   | \$ 332.50    | \$ -          | \$ 260.88     | \$ 1,552.91   | \$ 1,238.72   | \$ 416.66     | \$ 416.66     | \$ 416.66     | \$ 416.66     | \$ 416.66     | \$ 416.66     | \$ 416.74     | \$ 3,385.01   | \$ 6,301.71   | \$ 5,000.00   | \$ 1,301.71   |
| Common Area Improvements  | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 250.00     | \$ 250.00     | \$ 250.00     | \$ 250.00     | \$ 250.00     | \$ 250.00     | \$ 250.00     | \$ -          | \$ 1,750.00   | \$ 3,000.00   | \$ (1,250.00) |
| HVAC Maintenance          | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ 750.00     | \$ 1,000.00   | \$ (250.00)   |
| Plumbing Expense          | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ 750.00     | \$ 1,000.00   | \$ (250.00)   |
| Cleaning & Supplies       | \$ 245.00    | \$ 375.00     | \$ 599.42     | \$ 435.98     | \$ 316.80     | \$ 641.66     | \$ 641.66     | \$ 641.66     | \$ 641.66     | \$ 641.66     | \$ 641.66     | \$ 641.74     | \$ 1,972.20   | \$ 6,463.90   | \$ 7,700.00   | \$ (1,236.10) |
| Fire Protection           | \$ -         | \$ 139.00     | \$ -          | \$ -          | \$ -          | \$ 700.00     | \$ -          | \$ -          | \$ -          | \$ 700.00     | \$ -          | \$ -          | \$ 139.00     | \$ 1,539.00   | \$ 1,400.00   | \$ 139.00     |
| Security                  | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 83.33      | \$ 83.33      | \$ 83.33      | \$ 83.33      | \$ 83.33      | \$ 83.33      | \$ 83.37      | \$ -          | \$ 583.35     | \$ 1,000.00   | \$ (416.65)   |
| Pest Control              | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 500.00     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 500.00     | \$ 500.00     | \$ -          |
| Snow Removal              | \$ 9,300.00  | \$ 7,000.00   | \$ 2,400.00   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 3,400.00   | \$ 18,700.00  | \$ 25,500.00  | \$ 17,000.00  | \$ 8,500.00   |
| Lawn Care                 | \$ 5,819.00  | \$ -          | \$ -          | \$ 6,110.00   | \$ 6,110.00   | \$ 6,110.00   | \$ 6,110.00   | \$ 6,110.00   | \$ 6,110.00   | \$ 6,110.00   | \$ -          | \$ -          | \$ 18,039.00  | \$ 48,589.00  | \$ 48,880.00  | \$ (291.00)   |
| Tree Trimming Expense     | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 2,500.00   | \$ -          | \$ -          | \$ 2,500.00   | \$ 2,500.00   | \$ -          |
| Signage Expense           | \$ -         | \$ -          | \$ -          | \$ 177.02     | \$ 68.00      | \$ (68.00)    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 245.02     | \$ 177.02     |               |               |
| Pond                      | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ 250.00     | \$ -          | \$ -          | \$ -          | \$ 500.00     | \$ 1,000.00   | \$ (500.00)   |
| Income Tax Expense        | \$ -         | \$ -          | \$ -          | \$ 311.12     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 311.12     | \$ 311.12     |               |               |
| Irrigation                | \$ -         | \$ -          | \$ -          | \$ 2,554.29   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,750.00   | \$ -          | \$ 2,554.29   | \$ 4,304.29   | \$ 3,500.00   | \$ 804.29     |
| Pool                      | \$ -         | \$ 199.00     | \$ -          | \$ -          | \$ -          | \$ 3,450.00   | \$ 3,450.00   | \$ 3,450.00   | \$ 3,450.00   | \$ 3,450.00   | \$ -          | \$ -          | \$ 199.00     | \$ 17,449.00  | \$ 24,150.00  | \$ (6,701.00) |
| Web Page Expense          | \$ 59.88     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 59.88      | \$ 59.88      | \$ 300.00     | \$ (240.12)   |
| Total Exp. before Reserve | \$ 20,292.81 | \$ 13,246.23  | \$ 7,570.42   | \$ 15,646.71  | \$ 12,710.16  | \$ 21,729.47  | \$ 17,428.72  | \$ 15,497.47  | \$ 16,017.47  | \$ 19,478.72  | \$ 13,587.47  | \$ 9,837.83   | \$ 69,466.33  | \$ 183,043.48 | \$ 184,775.00 | \$ (1,731.52) |
| Reserve Expenditure       | \$ -         | \$ -          | \$ -          | \$ -          | \$ 11,414.00  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 11,414.00  | \$ 11,414.00  |               |               |
|                           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Total Exp. Incl. reserve  | \$ 20,292.81 | \$ 13,246.23  | \$ 7,570.42   | \$ 15,646.71  | \$ 24,124.16  | \$ 21,729.47  | \$ 17,428.72  | \$ 15,497.47  | \$ 16,017.47  | \$ 19,478.72  | \$ 13,587.47  | \$ 9,837.83   | \$ 80,880.33  | \$ 194,457.48 |               |               |
| Transfer from reserve     | \$ -         | \$ -          | \$ -          | \$ -          | \$ 11,414.00  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 11,414.00  | \$ 11,414.00  |               |               |
| Bank Charges on savings   | \$ -         | \$ -          | \$ -          | \$ 5.00       | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 5.00       |               |               |               |
| Transfer to reserve       | \$ 1,623.16  | \$ 1,623.16   | \$ 675.36     | \$ 1,623.16   | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.86     | \$ 6,101.74   | \$ 10,000.00  | \$ 10,000.00  |               |
| Transfer B1F to reserve   | \$ 1,000.00  | \$ 1,000.00   | \$ 2,000.00   | \$ -          | \$ 1,000.00   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 5,000.00   | \$ 5,000.00   |               |               |
| Checking Acct. Balance    | \$ 23,352.35 | \$ 19,238.96  | \$ 20,904.21  | \$ 7,624.34   | \$ 31,973.28  | \$ 35,170.62  | \$ 17,385.00  | \$ 51,405.63  | \$ 35,031.26  | \$ 15,195.64  | \$ 51,126.27  | \$ 40,931.58  |               |               |               |               |
| Reserve Fund              | \$ 11,757.73 |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Regular reserve contrib.  | \$ 1,623.16  | \$ 1,623.16   | \$ 675.36     | \$ 1,623.16   | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.90     | \$ 556.86     | \$ 6,101.74   | \$ 10,000.00  | \$ 10,000.00  |               |
| Reserve Disbursement      | \$ -         | \$ -          | \$ -          | \$ -          | \$ 11,414.00  |               |               |               |               |               |               |               | \$ 11,414.00  |               |               |               |
| Buy-in-Fee to Reserve     | \$ 1,000.00  | \$ 1,000.00   | \$ 2,000.00   | \$ -          | \$ 1,000.00   |               |               |               |               |               |               |               | \$ 5,000.00   | \$ 5,000.00   |               |               |
| Reimb. From BVW           | \$ -         | \$ 100,000.00 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 100,000.00 |               |               |               |
| Service Charge            | \$ -         | \$ -          | \$ -          | \$ 5.00       |               |               |               |               |               |               |               |               | \$ 5.00       |               |               |               |
| Interest                  | \$ 12.45     | \$ 64.76      | \$ 109.98     | \$ 109.79     | \$ 64.03      | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 361.01     | \$ 361.01     |               |               |
| Reserve Account Balance   | \$ 14,393.34 | \$ 117,081.26 | \$ 119,866.60 | \$ 121,594.55 | \$ 111,801.48 | \$ 112,358.38 | \$ 112,915.28 | \$ 113,472.18 | \$ 114,029.08 | \$ 114,585.98 | \$ 115,142.88 | \$ 115,699.74 |               |               |               |               |
|                           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Delinquent Owners         | \$ 25,283.71 |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |