

Mt Holly Preserve Community Association P.O. Box 110 Amelia, OH 45102-0110	March 26, 2013
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To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived and the time has come to send out invoices for 2013 dues. The General Dues will be \$10 based on expected spending of \$716 across 67 assessable lots.

For Phase 2 & 3 lighting, we ended the year \$234 under target for the 2012 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,220 for 2012. So based on a 31 lot base, the dues will be \$70 + \$10 General Dues = \$80 per lot.

Annual HOA Meeting – Thursday, April 25th, 7pm at the Batavia Township Center at 1535 Clough Pike
Front Entry Cleanup – Saturday, May 11th, 10am. Bring your gardening stuff.

This year we'll distribute 8 - \$10 gift certificates to the 1st 8 people that participate in the entry cleanup.

Please be aware that the HOA does not own the property at the entry. The HOA is granted a "Landscape Easement". No one should assume that they have the right to place or do anything at the entry without the owner's permission. The Landscape Easement is managed as a community event. Thanks for your support in advance.

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**
Email us at board@MtHollyPreserve.org

Statement of Account Lot: «Lot»	Phase: «Phase»
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Transaction History:		
<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2013	Previous Balance	\$ «PreviousBal»
03/26/2013	2013 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Transaction History:		
<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2013	Previous Balance	\$ «PreviousBal»
03/26/2013	2013 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due within 30 days of receipt: Please include your lot number on your remittance.	\$ «CurrentBal»
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Balance Due within 30 days of receipt: Please include your lot number on your remittance.	\$ «CurrentBal»
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Contact Information on file. Please correct and return if it has changed.
Phone: «Phone»
Email: «email»
Lot: «Lot»

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Mt Holly Preserve Community Association 2012 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 360.00	\$ 270.00
Dues	Phase II	\$2,160.00	\$ 2,070.00
Dues	Phase III	\$ 630.00	\$ 630.00
Total		\$3,150.00	\$2,970.00
Expense			
Front Entry Electric	Annual	\$ 280.00	\$ 180.00
Gaslight Electric (Phase 2&3)	Annual	\$2,480.00	\$ 2,246.00
Front Entry Landscape	Annual / One-time	\$ 290.00	\$ 240.97
Front Entry Lighting Repair	One-time	\$ 0.00	\$ -402.95
Mailbox	Annual	\$ 58.00	\$ 58.00
Copy, Postage, & Supplies	Annual	\$ 88.00	\$ 90.45
Reserves (Carry Forward)	Annual	\$ -46.00	\$ 557.53
Total		\$3,150.00	\$2,412.47
Current Balance			\$3,788.04

Unused funds (reserves) from 2012 will be carried over into 2013.

Mt Holly Preserve Community Association 2013 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 0.00
Dues	Phase II	\$1,920.00	\$ 0.00
Dues	Phase III	\$ 560.00	\$ 0.00
Total		\$2,840.00	\$ 0.00
Expense			
Front Entry Electric	Annual	\$ 240.00	\$ 120.00
Gaslight Electric (Phase 2&3)	Annual	\$2,220.00	\$ 1,110.00
Front Entry Landscape	Annual / One-time	\$ 270.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 60.00	\$ 60.00
Copy, Postage, & Supplies	Annual	\$ 135.00	\$ 0.00
Reserves	Annual	\$ -40.00	\$-1,290.00
Total		\$2,840.00	\$-1,290.00
Current Balance			\$2,498.04