

Mt Holly Preserve Community Association
P.O. Box 110
Amelia, OH 45102-0110

May 1, 2008

To: «Name»
«Address»
«City», «State» «Zip»
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Spring has finally arrived. We've held off sending out invoices for dues until later in the year, but the time has come. The good news is that we have reduced the dues again this year. The reserve base is adequate going forward, so the General Dues will be \$10 based on expected spending of \$490 across 64 lots.

After the transfer of the Phase 2 & 3 lighting, we ended up with a \$900 surplus over the 2007 assessment. Based on current expenses, the expected expense will be \$2,000 for 2008. So based on a 28 lot base, the dues will be \$70 - \$36 (2007 rebate) + \$10 General Dues = \$44 per lot for 2007 paying owners.

Front Entry Cleanup – Saturday, May 17th, 2008, 10am. Bring your gardening stuff.
Annual HOA Meeting – Tues May 27th, 7pm at the Batavia Township Center at 1535 Clough Pike

Please be courteous to your neighbors when it comes to keeping pets on a leash, ATV usage, and landscaping. You can do your lawn a world of good using a service like TrueGreen ChemLawn or Scotts for just a couple years to get your lawn to fill out and kill the weeds and you can specify the number of applications per year. It is actually harder to mow weeds than grass! Thanks!

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

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2008	Previous Balance	\$ «PreviousBal»
04/30/2008	2008 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due: \$ «CurrentBal»

Please remit with 30 days of receipt. Please include your lot number on your remittance.

Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»
Email: «email»
Lot: «Lot»

Mt Holly Preserve Community Association <u>2007 Budget</u>			
Income			
		Planned	Actual
Dues	Phase I	\$ 900.00	\$ 810.00
Dues	Phase II	\$2,625.00	\$2,500.00
Dues	Phase III	\$ 500.00	\$ 500.00
Total		\$4,025.00	\$3,810.00
Expense			
Front Entry Electric	Annual	\$ 260.00	\$ 240.00
Gaslight Electric (Phase 2&3)	Annual	\$2,500.00	\$1,603.51
Front Entry Landscape	Annual / One-time	\$ 500.00	\$ 136.30
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 200.00	\$ 80.80
Reserves (Carry Forward)	Annual	\$ 525.00	\$1,709.39
Total		\$4,025.00	\$2,100.61
Current Balance			\$3,231.64

Unused funds (reserves) from 2007 will be carried over into 2008.

Mt Holly Preserve Community Association <u>2008 Budget</u>			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 0.00
Dues	Phase II	\$1,004.00	\$ -141.00
Dues	Phase III	\$ 336.00	\$ 0.00
Total		\$1,700.00	\$ -141.00
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 0.00
Gaslight Electric (Phase 2&3)	Annual	\$2,000.00	\$ 499.83
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 100.00	\$ 0.00
Reserves	Annual	\$ -790.00	\$ 0.00
Total		\$1,700.00	\$ 539.83
Current Balance			\$2,550.81