

April 27, 2009

To: «Name»
«Address»
«City», «State» «Zip»
|_| |_| |_| |_| |_| |_| |_| |_| |_| |_| |_| |_|

For Phase 2 & 3 lighting, we ended the year on target for the 2008 assessment. Based on current expenses, the expected expense will be \$2,240 for 2009. So based on a 28 lot base, the dues will be \$80 + \$20 General Dues = \$100 per lot.

Please be courteous to your neighbors when it comes to keeping pets on a leash, ATV usage, and landscaping. Please pickup after your pet when walking, even if it is in the street. Please consider the use of lawn Weed & Feed products to keep the dandelions under control. Thanks! We have had complaints of petty theft in the neighborhood. Consider installing motion sensor lights to deter thieves.

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>
01/01/2009	Previous Balance	\$ «PreviousBal»
04/27/2009	2009 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due:	\$ «CurrentBal»
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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 2008 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 360.00	\$ 484.44
Dues	Phase II	\$1,004.00	\$ 952.00
Dues	Phase III	\$ 336.00	\$ 336.00
Total		\$1,700.00	\$1,772.44
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 275.00
Gaslight Electric (Phase 2&3)	Annual	\$2,000.00	\$2,016.61
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 115.13
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 100.00	\$ 60.10
Reserves (Carry Forward)	Annual	\$ -790.00	\$ -734.40
Total		\$1,700.00	\$2,506.84
Current Balance			\$2,497.24

Unused funds (reserves) from 2008 will be carried over into 2009.

Mt Holly Preserve Community Association 2009 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 720.00	\$ 0.00
Dues	Phase II	\$2,300.00	\$ 0.00
Dues	Phase III	\$ 600.00	\$ 0.00
Total		\$3,620.00	\$ 0.00
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 62.00
Gaslight Electric (Phase 2&3)	Annual	\$2,240.00	\$ 867.02
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 130.00	\$ 127.43
Mailbox	Annual	\$ 42.00	\$ 42.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 0.00
Reserves	Annual	\$ 768.00	\$ 0.00
Total		\$3,620.00	\$1,098.45
Current Balance			\$1,398.79