

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

December 19, 2006

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

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

Balance Due: \$ «CurrentBal»

Please remit by 12/31/06 to avoid late fees. Please include your lot number on your remittance.
If you have already sent in your payment, please disregard this statement. Thanks.

Happy Holidays!

As we head into the New Year, its time to look at the Association Budget. We are building up a nice reserve for unexpected events, and we will continue to keep the base dues at \$30 per lot per year in 2007.

In 2007, the Association and Bronco have agreed to transfer responsibility of the lighting in Phase 2 & 3. This consists of lots 37 through 80. These 7 lights cost a little over \$30 each a month to operate in 2006. Based on the number of lots that are accessible for 2007, that comes out to \$120 per year per lot in addition to the base dues. This will reduce down to \$60 per year per lot in the future (based on 2006 costs), once all the lots are sold off in those phases. The “Owner” aka Bronco’s liability is capped at 5 lots per the Covenants and Deed restrictions. For 2007, owners in those phases will be allowed to pay in 2 payments. We will send out invoices for 2007 in January.

We still have a few people that have not paid their dues. Any unpaid balance will be accessed a 20% late fee if still unpaid after December 31, 2006.

We still need candidates to run for the board! If you are interested in serving, please send in a short biography of yourself and we'll place you on the ballot. I will continue to act as a business manager for the subdivision until we can get enough people interested in reforming the board.

For Community News, please visit our website at:

<http://www.MtHollyPreserve.org>

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

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

Mt Holly Preserve Community Association <u>2005 Budget</u>			
Income			
		Planned	Actual to Date
Dues	Phase I	\$1,080.00	\$ 960.00
Dues	Phase II	\$ 210.00	\$ 210.00
Dues	Phase III	\$ 0.00	\$ 0.00
Total		\$1,290.00	\$1,170.00
Expense			
Front Entry Electric	Annual	\$ 260.00	\$ 109.81
Front Entry Landscape	Annual / One-time	\$ 400.00	\$ 173.82
Front Entry Lighting Upgrade	One-time	\$ 400.00	\$ 108.22
Mailbox	Annual	\$ 34.00	\$ 17.00
Copy, Postage, & Supplies	Annual	\$ 150.00	\$ 123.78
Reserves (Carry Forward)	Annual	\$ 46.00	\$ 637.37
Total		\$1,290.00	\$1,170.00
Ending Balance			\$ 637.37

Unused funds (reserves) from 2005 will be carried over into 2006.

Mt Holly Preserve Community Association <u>2006 Budget</u>			
Income			
		Planned	Actual to Date
Dues	Phase I	\$1,080.00	\$1,020.00
Dues	Phase II	\$ 480.00	\$ 420.00
Dues	Phase III	\$ 0.00	\$ 0.00
Total		\$1,560.00	\$1,440.00
Expense			
Front Entry Electric	Annual	\$ 260.00	\$ 216.85
Front Entry Landscape	Annual / One-time	\$ 370.00	\$ 272.66
Front Entry Lighting Upgrade	One-time	\$ 300.00	\$ 77.61
Mailbox	Annual	\$ 40.00	\$ 40.00
Copy, Postage, & Supplies	Annual	\$ 200.00	\$ 128.00
Reserves	Annual	\$ 390.00	\$ 0.00
Total		\$1,560.00	\$ 735.12
Current Balance			\$1,342.25