

TREASURER'S REPORT FISCAL YEAR 2025

FEBRUARY 7, 2026 ANNUAL MEETING

I would like to provide an overview of how the financials are performed within our HOA. We use two separate accounts, Operating Funds and Reserve Funds.

Operating Funds are used to pay the day-to-day expenses, such as utilities, grounds maintenance, pool and pond maintenance, legal support, etc. The source of the Operating Funds comes primarily from the monthly HOA dues and to a lesser extent fees collected when a home is purchased within Myrtle Trace.

Reserve Funds cover large non-recurring projects. This also includes funds set aside for expected repairs and replacements within the community. For example, we realize the clubhouse roof one day will need to be replaced. So, we determine the life expectancy of the roof, how much it will cost to replace it, and each year set aside an amount that when needed the money will be there.

So, each month this past year when I reported the HOA is in good financial shape it shows that the income is sufficient to cover the operating expenses as well as properly funding our Reserve funds. The Board increased our HOA monthly dues by \$5 to increase the Reserve Funds for pond and road maintenance. Both of which have increased more than inflation. This year we were able to dredge two of our ponds and will continue to dredge other ponds in the coming years. As of December 31, 2025, our Operating account was \$311,862.48 and our Reserve account was \$449,470.98. We are well positioned financially coming into 2026.

I want to thank Ted Black who was our Secretary/Treasurer for the first half of 2025. Ted did an excellent job and regrettably had to step down from the Board due to health concerns. We have a small, dedicated team I wish to thank for all they do helping with the HOA financials: Jean Hohenberger, who collects our monies, Judy Panichi, who pays the bills, Debi Perry, who oversees all the records and interfaces with the banks. Debi is assisted by MaryAnn Schroder.

Thank you to our residents for your support. It was both an honor and pleasure serving as Secretary/Treasurer this past year.

Respectfully submitted, Joseph Bastian, Secretary/Treasurer.