



ANNEEWAKEE TRAILS PROPERTY OWNERS' ASSOCIATION

2025-2026 Annual Report

The First Two Years

A Record Of The Current Board's Tenure, From
February 2025 Through 2026.

Presented By The Board Of Directors · 2026

READING GUIDE

Contents

This report covers two years. No annual report was issued for 2025, and this Board’s work does not divide neatly at a calendar line, so what follows runs from February 2025 through 2026. Each section opens with results and closes with the work still ahead. The report ends in a full financial picture.

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A NOTE ON THE NUMBERS

Financial figures are drawn from Association records and are presented on an unaudited basis. Operating totals reflect the 2025 year; 2026 figures follow the management transition and the first independent audit. Homeowners may request supporting detail from the management office.

LETTER FROM THE BOARD PRESIDENT

Twenty Years Is A Long Wait For A Quorum

Dear Neighbors,

In February 2025 the previous directors resigned, and five homeowners were selected to fill the seats. Anneewakee Trails had not reached a quorum in twenty years, so there was no election to win, only work waiting. That December the community finally reached one. Homeowners cast 226 ballots, 215 of them validated, and every one of us was elected to a seat we had already been working in for ten months. We were seated as an elected Board in January 2026, and we do not take that lightly. Because no annual report was issued for 2025, and because this Board's work does not divide at a calendar line, what follows covers both years.

Let me describe what we found. Several vendor contracts had been in place five years or longer without renegotiation. Capital spending had been paused since 2023, pending a full review the Association was not then equipped to complete, and the projects it was meant to fund had not moved. Reserve funding was adequate, but the money sat where it earned almost nothing, with no strategy to grow it. Clubhouse operations ran on no standard procedures of their own, relying instead on the habits and policies of an outside management company. And assessments had gone eight years without adjustment. None of that is an accusation. It was an inheritance, and it was ours to work through.

We began with structure. Seven committees became three, joined by an Advisory Board drawn from homeowners, committee members, and volunteers, and by a Strategic Planning Committee charged with building a three-year plan. We wrote Anneewakee First, the Association's first community standard operating procedures, so the next Board and the next set of volunteers inherit a document rather than a memory.

We also moved reserve funds into interest-bearing and higher-yield, lower-risk accounts so the Association's money finally earns something. It had never been done. It should have been.

Fourteen young adults from this community took paid contract roles as our Ambassadors, staffing the pool and assisting with light Clubhouse duties. More than 200 people came to the first Holiday Tree and Clubhouse Lighting this Association has ever hosted. At our first Family Game Night, two families sat down at the same card table and spent hours laughing over the games; halfway through the evening they realized they live almost directly across the street from one another.

In June, a power surge damaged three HVAC units and put the Clubhouse into a 45-day repair. We did not shut down. We stayed open through the mornings, moved to Zoom once the afternoons grew too warm to be safe, and put the health of the management team first. Not one event was cancelled. Every one was rescheduled.

LETTER FROM THE BOARD PRESIDENT · CONTINUED

On The Money, And On What Is Left

On the finances, the Association recovered approximately \$90,000 in delinquent assessments. Reworking our janitorial, IT, maintenance, landscaping, and property management personnel contracts, together with several capital projects, saved this community more than \$400,000, much of it immediately. That work is why assessments did not rise in 2025 and will not rise in 2026.

I will not oversell any of it. Reserves still sit below where a community our age should be, in large part because assessments went eight years without adjustment. This Board did not create that gap. Closing it is our responsibility, and it is why an increase is coming in 2027. We would rather tell you now than surprise you then.

Our covenants and design guidelines need a genuine update, and the arithmetic of getting there deserves your attention. Amending our governing documents takes three-quarters of our 1,112 homes, which is 834 votes. As of March 2026, roughly 380 homes were rental properties, leaving 732 owner-occupied. Even if every owner living here voted yes, we would still fall about 100 votes short. Put the other way, we sit roughly 100 rental homes past the point where owner-occupants alone could amend anything.

This is not a new condition. The rental share has been climbing for twelve years and rose sharply about four years ago during the housing surge. What it means today is plain: no change this community wants to make can pass without owners who do not live here taking part. Reaching them is now one of our central jobs, and the registration and contact work described later in this report is where that begins.

Ahead of us: a completed three-year strategic plan, an independent audit, and a new management partnership settling into its first full year.

Thank you to every homeowner who voted, showed up, volunteered, paid on time, and told us the truth when it was hard to hear. This work belongs to you.

Viveka Palmer

President, Board Of Directors

OUR OPERATING PRINCIPLES

Transparency. Stewardship. Accountability. Inclusive engagement. And a standing commitment to turn what this community tells us into something it can see.

COMMUNITY LEADERSHIP

Your Board And Committees

Every person named here is a homeowner who volunteers their time. The Association runs on that.

BOARD OF DIRECTORS**Viveka Palmer**

President

Samuel Mbullah

Treasurer

Windell “Blue” Lewis

Secretary

LaMonica “LB” Bell

Assistant Treasurer

Colin Jackson

Assistant Secretary

COMMITTEE CHAIRS**Norman “Dale” Stodghill**

Safety And Security

Catrina King-Wilson

Community Affairs

Antoinette Pascal

Architect And Design

Angela Stallings

Strategic Planning

COMMITTEE STRUCTURE

- **Three Standing Committees:** Architect And Design · Community Affairs · Safety And Security
- **Advisory Board:** Drawn from homeowners, committee members, and volunteers, and chaired by a sitting Board member.
- **Strategic Planning Committee:** Charged with building the Association’s three-year plan.
- **Seven Committees Folded Into Three.** The Board consolidated the structure so each group carries enough volunteers to finish its work.

WE NEED MORE OF YOU

The three standing committees and the Advisory Board could each use roughly twice the volunteers they have today. If you can give two hours a month, the management office can place you. No experience required, and every homeowner in good standing is eligible to serve.

YEAR IN REVIEW

2025-2026 At A Glance

226**Ballots Cast**

215 Validated —
December 2025, First
Quorum In 20 Years

7 → 22**Volunteers**

A 214% Increase

479**Security Touch
Points**

Documented
Community Contacts

14**Ambassadors
Engaged**

Paid Contract Roles
For Young Residents

\$400K+**Contract And
Capital Savings**

Five Renegotiated
Contracts Plus
Projects

\$90K+**Assessments
Recovered**

15% Above The Prior
Year

200+**Holiday Lighting
Turnout**

Engagement The
Board Tracks As
Governance

5**Town Hall
Meetings Held**

400+ Attendees
Across The Year

WHAT THESE TWO YEARS BUILT

A quorum, an elected Board, a working committee structure, written operating procedures, and a calendar of events people actually attend. Those five things support everything the Association does next.

WHAT THEY DID NOT FINISH

Reserve balances, covenant modernization, camera coverage, and an assessment that matches what the community costs. Section 09 sets out the Board's own list in full.

HOW TO READ THIS REPORT

Each section reports outcomes first and names the remaining work second. The chronology of both years follows on the next page, and dollar figures appear in the Financial Report beginning on page 27. Where a figure is derived rather than recorded, the report says so.

YEAR IN REVIEW

The Two Years In Sequence

2025

FEBRUARY

Previous directors resign. Five homeowners selected to fill the seats, on a budget set before their term.

MARCH-APRIL

Free yoga and strength training open the wellness initiative.

APRIL

First Amnesty Day. Homeowners bring accounts current, with some fees waived.

MAY

New security team hired. Roundabout and upper parkway replanted.

MAY

Digital amenity pass installed to confirm residents and their guests at amenities.

JUNE

HVAC units and electrical panels repaired and upgraded to prevent a recurrence.

JULY-AUGUST

Entrance refresh. A joint Security and Ambassador office opens in the Pool Room.

SEPTEMBER

Elected officials meet the Board and committees on speeding. Security reports fewer incidents at amenities.

SEPT-OCTOBER

Highland Hills Parkway regraded and landscaped.

OCTOBER

Fall Festival draws 200+. Town Hall previews the 2027 assessment. The election cycle opens with a candidate forum.

DECEMBER

First quorum in 20 years. 226 ballots cast, and every Board member elected.

DECEMBER

First Holiday Tree Lighting, then the first New Year's Eve Masked Ball.

2026

JANUARY

The elected Board is seated. The property management search continues.

MARCH

Anneewakee First operating procedures developed. Meetings with elected officials begin.

APRIL

Second and final Amnesty Day, for homeowners still behind and new owners facing hardship.

JUNE

New property management team begins with Beacon.

JULY

Community-wide tree trimming begins; phases 1 and 2 of 4 complete.

THROUGH THE YEAR

Landscaping refreshed at the Anneewakee Falls entrance, the Clubhouse front, and the Ridge Hill roundabout.

SEPTEMBER

Deck renovation and Clubhouse doors kick off, eight years after the condition was first raised. The gym goes into repair and remodeling.

SEPTEMBER

Food Truck Thursdays closes; the Fall Farmers Market opens.

UNDER REVIEW

Olympic pool quotes, with repair possible this year. Current pricing runs ahead of budget, and proceeding would draw further on reserves.

LATE YEAR

Cameras, WiFi, access points, and gate access rebuilt.

LATE YEAR

Clubhouse furniture replaced. Basement renovation proposals in hand, anticipating winter.

A YEAR OF STRATEGY

Paths to greater homeowner engagement, community viability, and more single-family ownership.



SECTION 01

Governance And Leadership

A Quorum After Twenty Years, And A Structure Built To Outlast Any One Board.

SECTION 01 • OUTCOMES

A Community With A Quorum

WHAT THE BOARD DELIVERED

- **Reached Quorum In December.** Homeowners cast 226 ballots, 215 validated — the first quorum in 20 years — and elected the Board that had been selected the previous February. It was seated in January 2026.
- **Tripled The Volunteer Base.** Active volunteers grew from 7 to 22, an increase of 214%.
- **Rebuilt The Committee Structure.** Seven committees became three standing committees, joined by an Advisory Board of homeowners, committee members, and volunteers, and by a Strategic Planning Committee.
- **Started A Three-Year Plan.** The Strategic Planning Committee and a retained planning firm began building the Association's first long-range plan.
- **Wrote Anneewakee First.** The Association's first community standard operating procedures give future Boards, volunteers, managers, and contractors one written reference through any change in leadership.
- **Ran An Open Management Search** and selected Beacon Management Services, concluding a 17-year management relationship.
- **Met And Listened.** The Board held 12 meetings and 5 Town Halls, drawing more than 400 attendees across the year.

20 Years

Since The Last Quorum

Broken In December 2025

7 → 3

Committees Consolidated

Plus Advisory Board And Strategic Planning

7 → 22

Active Volunteers

+214%

5

Town Halls Held

400+ Attendees, Plus 12 Board Meetings

WHERE WE GO FROM HERE

The three-year plan is drafted, not finished. Every standing committee could use roughly twice the volunteers it has today, and succession planning has not started. The Board's goal is a governance structure that does not depend on any one person staying.

WHY THE MANAGEMENT CHANGE

The management agreement was due for review and homeowners asked for a market comparison. Ten firms were evaluated over six months against service scope, technology, reporting, and cost. Beacon Management Services was selected on that record.



SECTION 02

Safety And Security

More Hours, More Presence, And Fourteen Young Residents
On Contract.

SECTION 02 • OUTCOMES

A Visible Presence, Every Day

WHAT THE BOARD DELIVERED

- **Retained A Dedicated Security Provider** in May 2025, after reviewing concerns, the existing contract, and homeowner requests.
- **Extended Patrol To Seven Days**, covering amenities and community events rather than perimeter rounds alone, and logged 479 touch points across the community.
- **Engaged Fourteen Young Residents** as Ambassadors in paid contract roles, staffing the pool and assisting with light Clubhouse duties. The program is open to anyone, with priority to residents living in the community.
- **Built Understanding, Not Just Enforcement.** Ambassadors explained the reasons behind community rules; enforcement authority stayed with the Board and management.
- **Ran The First Community Clean-Up Campaign.**
- **Backed A Cell Tower Near The Community.** Working with New Manchester and Douglas County, the Board supported placing a tower a few hundred feet from the community. Weak cell and WiFi reception is a safety problem before it is an inconvenience.
- **Turned A County Conversation Into A County Presence.** The Board brought resident concerns to Douglas County Animal Control, and that relationship became real support. DCAC now patrols the community, responds to complaints, cites owners out of compliance, and has removed animals in some cases. Loose dogs are a persistent problem in an open-bordered community, and a county partner who shows up is the practical fix.

7 Days

Patrol Coverage

Amenities And Events Included

479

Documented Touch Points

Community Contacts Logged

14

Ambassadors Engaged

Paid Contract Roles

Active

County Animal Control

Patrols, Responses, And Citations

WHERE WE GO FROM HERE

Camera coverage in new areas, including the front of the community, is still unfunded. Clubhouse coverage needs to expand, and homeowners have asked for periodic reporting on what patrols find.



SECTION 03

Community Beautification

The Roundabout, The Entrance, The Parkway, And The Trees.

SECTION 03 • OUTCOMES

What You See When You Drive In

COMPLETED WORK

- **Refreshed Two Gateways And The Entrance.** A designed landscape refresh went in at the roundabout and upper Highland Hills Parkway in May, and the community entrance in July and August.
- **Rebuilt Highland Hills Parkway** with landscaping, grading, and aesthetic work through September and October.
- **Carried The Landscape Program Into 2026,** with new planting at the Anneewakee Falls front entrance, the Clubhouse front, and the Ridge Hill Parkway roundabout.
- **Closed The Pool Properly,** with end-of-season repairs and winterization on schedule.
- **Approved Access Control.** A \$3,500 vehicle gate, approved at the end of 2025, will close the Clubhouse parking lot after hours and cut unauthorized access. Installation is set for late 2026.
- **Began Community-Wide Tree Trimming.** Phases 1 and 2 of 4 are complete: tree, shrub, and brush removal along Anneewakee Falls and Ferncrest Parkways and the Ridge Hill roundabout. Phases 3 and 4 cover Highland Hills Parkway and the Falls entrance.
- **Relit The Parkways And Courts.** New lighting went in along Anneewakee Falls and Highland Hills Parkways and at the tennis, pickleball, and basketball courts and the gazebo. Old high-wattage bulbs, some burned out, drove up the bill and left areas too dark to be safe. Utilities drop immediately and the work pays for itself in 12 months.

2 of 4

Tree Trimming Phases Done

Anneewakee Falls, Ferncrest, Ridge Hill

12 Months

Lighting Cost Recouped

Utilities Drop Immediately

3 Sites

Landscaped In 2026

Falls Entrance, Clubhouse Front, Ridge Hill

Late 2026

New Monument

Community Survey Completed

WHERE WE GO FROM HERE

Phases 3 and 4 are still ahead: Highland Hills Parkway, then the Anneewakee Falls entrance. This community had been trimmed once every three or four years, never annually. One to two sections a year keeps the cost predictable and the whole community on rotation.

THE NEW MONUMENT

The Indian Head feature has reached the end of its serviceable life. A community survey favored replacement, and installation is set for late summer 2026.



SECTION 04

Health And Wellness

Free Classes, A Rebuilt Gym, And A Farmers Market.

SECTION 04 • OUTCOMES

Healthy Routines, Shared Spaces

WHAT THE BOARD DELIVERED

- **Launched Free Classes.** Free yoga and strength training began in March and April 2025, and Health And Wellness continued as a community focus through 2026 with a Health And Wellness Fair and a fresh Farmers Market.
- **Repaired And Rebuilt The Gym.** Broken equipment was repaired in 2025. In 2026 the Association is replacing treadmills, repairing machines, adding new weights and kettlebells, and upgrading the look and feel of the fitness space.
- **Set Clear Gym Policy.** New rules govern use of the fitness space. Residents under 18 may use the gym when accompanied by an adult and after a signed waiver is on file.
- **Charged Residents Nothing.** The full cost of programming sits inside current assessments.

COMING NEXT

- Food Truck Thursdays closes out its season in September, and the Fall Farmers Market opens with fresh fruit, vegetables, eggs, and flowers.
- The Health And Wellness Fair brings in health practitioners, herbalists, and integrative practitioners for conversations on holistic approaches to energy, weight, and everyday wellbeing.
- Cooking classes are under consideration.

2

Free Class Formats

Yoga And Strength Training

\$0

Cost To Residents

Covered By Current Assessments

2026

Gym Upgrade

Treadmills, Weights, Repairs

Sept

Fall Farmers Market

Fresh Produce, Eggs, Flowers

WHERE WE GO FROM HERE

Neighbors have told the Board they want more classes at the Clubhouse and a wider range of them, including meditation. Class times and formats are open to homeowner input.

PROGRAMMING IS FREE BY DESIGN

Wellness classes carry no separate fee. The Association funds them from operating revenue so that cost is never the reason a resident skips a class.



SECTION 05

Community Affairs And Events

The Years Neighbors Finally Met Each Other.

SECTION 05 • OUTCOMES

Neighbors, Meeting Neighbors

WHAT THE BOARD DELIVERED

- **Restarted Welcome Home.** 72 new households received an in-person orientation to committees, events, and governing documents.
- **Held The Summer Celebrations.** The Annual Pool Party and the All-White Attire Party returned and drove digital amenity pass adoption.
- **Launched The First Fall Festival.** A bounce house, gaming truck, archery, axe throwing, and nine food trucks brought out more than 200 people.
- **Started Family Game Night.** An indoor Clubhouse gathering built around board and card games.
- **Lit The First Holiday Tree.** More than 200 people attended the first Holiday Tree and Clubhouse Lighting this Association has hosted. It returns in 2026, with invitations to elected officials, our neighborhood band, and other community partners.
- **Hosted The First New Year's Eve Masked Ball.** Homeowners rang in the new year surrounded by neighbors and loved ones, close to home and safe.
- **Ran Food Truck Thursdays.** A standing weekly gathering through September each year.

72

Households Welcomed

In-Person Orientation

1st

New Year's Eve Masked Ball

Held At The Clubhouse

200+

First Fall Festival

Nine Food Trucks

7

Signature Events

Four Of Them First-Ever

WHERE WE GO FROM HERE

Our events reach the same households consistently, and there are owners we have not reached yet. The Board and the management team now have the data to contact those homeowners directly, inviting them to meetings and gatherings and putting Association information in their hands.

WHY EVENTS COUNT AS GOVERNANCE

Turnout at a lighting ceremony and turnout at an election are related. Neighbors who know each other are likelier to vote and to serve. The 2025 and 2026 calendar was built on that premise.



SECTION 06

Clubhouse Operations

Longer Hours, Flexible Rentals, And A Building That Never
Closed Its Doors.

SECTION 06 • OUTCOMES

Continuity Through Disruption

WHAT THE BOARD DELIVERED

- Resolved The Clubhouse Rear Deck.**
 Logged as an issue by two prior Boards, the deck went eight years unresolved. A 2024 engineering opinion put the repair at \$350,000 and recommended demolishing the structure. Two Board members who are engineers walked the site with two outside engineers and came back with a different finding. Work begins shortly at \$115,000, covering both deck levels and replacing every door damaged by weather.
- Stayed Open On A Shortened Day.** In June a power surge damaged three HVAC units and began a 45-day repair. The Clubhouse stayed open through the mornings and closed when afternoon heat made the building unsafe.
- Put People First.** The health and safety of the management team set the daily schedule.
- Rescheduled Rather Than Cancelled.** Not one event was lost; every affected event moved to a new date, and meetings continued on Zoom.
- Extended Office Hours.** Homeowners needed more flexible time to meet the management team in person. The Clubhouse office is now open Thursdays until 6 PM.
- Approved Shifted Amenity Hours.** Fitness Center hours move from 6 AM–8 PM to 6:30 AM–8:30 PM — the same fourteen hours, shifted later for members who train after work. Pool hours run 8 AM to 8 PM.
- Rebuilt Clubhouse Rental Pricing.** The Clubhouse had a single \$700 rate. Members now have a \$395 Friday rate plus three weekend windows — 12–6, 6–12, or a full day 12–12 — open to any member in good standing on the same terms.

45 Days

HVAC Repair Period

Beginning In June

0

Events Cancelled

Every One Rescheduled

\$700 → \$395

Friday Member Rate

Plus Three Weekend Windows

\$235,000

Avoided On The Deck

\$350K Recommendation, \$115K Delivered

WHERE WE GO FROM HERE

The HVAC failure exposed how little equipment redundancy the Association carries. The reserve study will price full replacement rather than another repair cycle.



SECTION 07

Vendor And Contract Management

Five Agreements Reworked, And A Technology Rebuild
Scoped For Late 2026.

SECTION 07 • OUTCOMES

Better Terms, Clearer Accountability

WHAT THE BOARD DELIVERED

- **Reworked Five Agreements For More Than \$400,000 In Savings.** Janitorial, IT, maintenance, landscaping, and property management personnel contracts were renegotiated, consolidated, or ended. Those agreements and several capital projects returned over \$400,000 to the community, much of it immediately.
- **Folded IT Into Management.** The standalone IT contract was discontinued; those tasks now sit in the property management agreement, covered by the management fee.
- **Completed A Competitive Management Search:** ten firms over six months, with Beacon Management Services selected.
- **Continued Legal And Collections Support** with Cobb, Olson & Andrle as counsel and Magnum Collections handling recovery. Contract summaries are available from the management office.
- **Signed An Off-Season Pool Agreement** with the DCS Swim Team in 2025, generating \$3,500. The Board is exploring outside leases for pickleball and basketball tournaments, which Anneewakee Trails hosted more than a decade ago. Agreements like these help fund major projects and bring visitors onto grounds worth showing off.
- **Scoped A Technology And Security Rebuild** for late 2026: better WiFi, more access points, updated cameras and software, new lines, and a new gate access system. Funding covers part of the scope, so cameras in new areas are not yet funded and the committee is trading cabling against other pieces.

5**Vendor Agreements Reworked**

Renegotiated, Consolidated, Or Ended

Late 2026**Technology And Security Rebuild**

Partially Funded; Scope Still Being Set

10**Management Firms Reviewed**

Over A Six-Month Process

\$3,500**Facility Rental Income**

Pool Partnership, With Tournaments Next

WHERE WE GO FROM HERE

The Association still lacks a written vendor scorecard, so performance is judged case by case rather than against a standard. The Board will adopt one and apply it to every contract.



SECTION 08

Homeowner Relations And Policies

Clearer Rules, Fairer Processes, And Fewer Surprises.

SECTION 08 • OUTCOMES

Fewer Surprises, Clearer Rules

WHAT THE BOARD DELIVERED

- **Launched The Digital Amenity Pass,** reducing pass-sharing and giving the Association real-time capacity counts.
- **Authorized Annual Registration.** One process now covers key cards, pool passes, occupancy records, and pet registration. It is required of every household on the same terms and is not used to differentiate among households.
- **Opened Five Policy Reviews** covering the Collections Policy, the Covenants, a new Fee Waiver framework, the ARC and Design Guidelines, and the Fining Policy.
- **Adopted A Conduct Resolution** setting behavior standards at community facilities, applied uniformly and giving staff and volunteers clear backing.
- **Continued The Rental And Occupancy Review** with legal counsel engaged throughout, including review for consistency with fair housing law.
- **Applied Every Policy The Same Way.** Association policies apply to each household on identical terms. Enforcement addresses the condition or the conduct, follows the notice and hearing steps in the Bylaws, and is documented the same way every time.
- **Began The Strategy Work.** 2026 is a year of strategy. The Board is working with outside partners on three linked questions: how to raise homeowner engagement, how to secure the community's long-term viability, and how single-family ownership can be increased. Anything this work produces goes to counsel and to homeowners first.

834

Votes Needed To Amend

Three-Quarters Of 1,112 Homes

732

Owner-Occupied Homes

102 Short Of 834 On Their Own

~380

Rental Properties

More Than 30% Of Homes, March 2026

5

Policy Reviews Opened

Collections, Covenants, Fee Waiver, ARC, Fining

WHERE WE GO FROM HERE

Covenant and design guideline updates are the largest piece of unfinished work, and the vote math is the obstacle. Amendments need 834 of our 1,112 homes; with 380 held as rentals, owner-occupants top out at 732 even with perfect turnout. Reaching non-resident owners is a prerequisite for any change, not a side project.

SECTION 09 • AN HONEST ACCOUNTING

Where We Have More Work To Do

The Board would rather name these than let homeowners find them. Each item below carries an owner and a target date in the operating plan.

- **Reserve Balances.** The funds now earn real yield for the first time, but the balance still sits below the level appropriate for a community of our age, largely because assessments went eight years without adjustment.
- **Assessment Sustainability.** Running this community properly costs roughly \$1.3 million a year. Assessments bring in \$778,400, and the 2026 budget is already \$1,038,000 — and even that carries no line for capital projects long deferred. The 2025 books closed at \$750,778 only because this Board deferred repairs and squeezed every line it could find, and the condition of our shared spaces shows it in beautification, security, grounds, and maintenance. That effort was worth making to get the books back in order. It is not a method, and it cannot carry 2027 and beyond. We want homeowners to drive into Anneewakee Trails with pride, and that takes capital.
- **Governing Documents.** Covenants, design guidelines, and the fining policy were written for a different era. Updating them is a multi-year job.
- **The Vote Threshold.** Amendments depend on reaching owners who do not live in the community. The Association needs a reliable way to contact and engage them, and does not have one yet.
- **Communication Reach.** Some homeowners still learn about decisions after they are made. The Association needs more channels, earlier notice, and a way to reach households that do not use email.
- **Volunteer Depth.** Twenty-two volunteers is real progress from seven. It is not yet enough to staff three standing committees and an Advisory Board well.
- **Consistent Data.** The Association is only beginning to track outcomes the same way year over year. The next report should compare every measure here against these two years.
- **Camera And Network Coverage.** The technology rebuild is only partly funded. Cameras in new areas, including the front of the community, remain out of reach while the committee trades cabling against other parts of the system. This is what the revenue gap looks like in practice.
- **Vendor Performance Measurement.** Without a written scorecard, contract renewals rest on impressions rather than a record.

WHAT ACCOUNTABILITY LOOKS LIKE

Each item above will appear in the next annual report with a status, not a restatement. Homeowners should hold the Board to that.

TELL US WHAT WE MISSED

This list came from Board review, Town Hall comments, and homeowner correspondence. If something belongs on it that is not here, bring it to a Board meeting.

SECTION 10 • THE ROAD AHEAD

Priorities And Next Steps

Four pillars, built directly on the record of these two years and the list on the previous page.

01 • Governance

- Finish and adopt the three-year strategic plan
- Complete the covenants review and publish proposed changes to homeowners
- Build a reliable way to reach non-resident owners
- Complete the engagement, viability, and ownership study, and put it to counsel
- Recruit to full committee strength and begin succession planning

02 • Financial

- Modernize the annual budget process
- Complete the first independent audit
- Commission a reserve study with a funding schedule
- Continue targeted collection work through counsel

03 • Infrastructure

- Install the roundabout monument
- Continue the yearly tree trimming and landscape rotation
- Complete the gym equipment replacement
- Price full HVAC replacement rather than another repair
- Fund and deliver the technology and security rebuild

04 • Operations And Events

- Settle the new management partnership and set service standards
- Expand security coverage at the Clubhouse
- Continue the Ambassadors program
- Open the Fall Farmers Market and add the classes neighbors asked for

Late 2026

**Technology And
Security Rebuild**

WiFi, Cameras, Gate
Access

2027

**Assessment
Adjustment**

Disclosed Early, By
Design

THE NEXT CHAPTER

These two years were the reset.
What follows is making it routine,
written down, and repeatable by
whoever serves next.



SECTION 11

Financial Report

Where The Money Came From, Where It Went, And What Happens To Your Assessment.

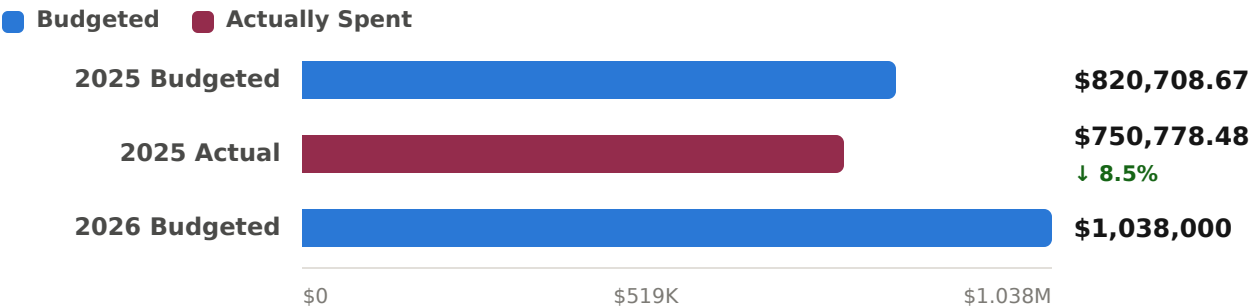
SECTION 11 • PART ONE

Operating Position And Savings

- **Finished 2025 Under Budget.** The Association budgeted \$820,708.67 in operating expenses and spent \$750,778.48, closing \$69,930.19 under.
- **That Budget Was Already Low.** It carried no line for capital projects deferred or left incomplete, so finishing under it says less than it appears to. Some of the underspend came from renegotiated contracts and removed waste; some came from work the community still needs.
- **Earned Interest Where None Was Budgeted:** \$33,060.43 against a \$0 line, all of it to reserves.
- **Made The Budgeted Reserve Transfer In Full** — \$4,150.37 budgeted, \$4,150.37 transferred, in a year of deep cost cutting.
- **Opened A Second Reserve Account And Engaged An Auditor.** A second reserve account is now held at PNC Bank, and an independent audit firm is engaged for the first time in the Association’s history.
- **Set A \$1,038,000 Budget For 2026,** up 26.5% from 2025 and \$259,600 above what assessments bring in. The increase reflects work that was never budgeted before.

Operating Expenses: 2025 Budget, 2025 Actual, 2026 Budget

The 2025 budget excluded deferred and incomplete capital work. The 2026 figure is the first that begins to reflect real cost.



\$33,060

Interest Income Against A \$0 Budget

Association funds had never been placed to earn a competitive return. The Board moved balances into interest-bearing and higher-yield, lower-risk accounts and sent every dollar earned to reserves. A better yield is being negotiated with Beacon.

\$69,930

Under Budget In
2025

8.5% Below Budgeted
Spend

\$1.038M

2026 Operating
Budget

Up 26.5% From 2025

\$778,400

Assessment
Revenue

1,112 Homes At \$700

\$320,700

Still In Collections

83 Accounts As Of 2026

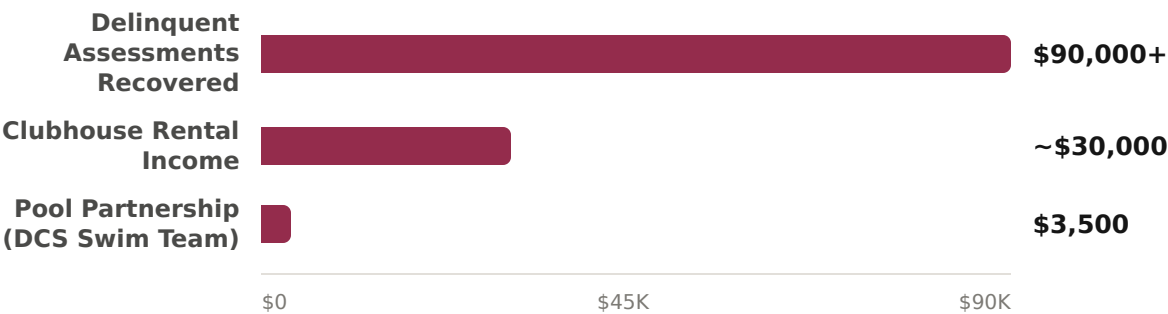
SECTION 11 • PART TWO

Money Recovered And Earned

Three sources brought at least \$123,500 into the Association beyond current-year assessment billing. Roughly \$33,500 of that is income the Association did not have before; the balance is assessment revenue recovered from prior periods.

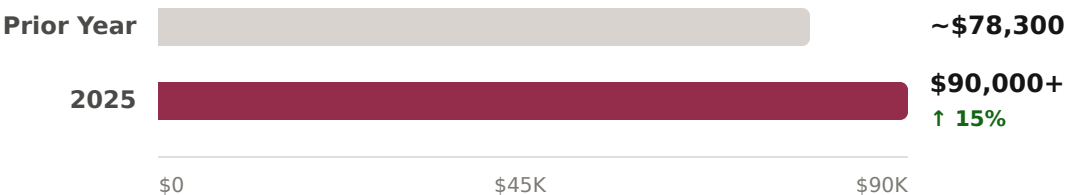
Revenue Recovered And Generated

Income recovered or earned beyond current-year assessment billing. Total: at least \$123,500.



Delinquent Assessment Recovery, Year Over Year

Recovery rose 15%, supported by Amnesty Day and an updated Collections Policy.



The prior-year figure is derived from the reported 15% increase and is shown for comparison only.

WHERE COLLECTIONS STAND IN 2026

Eighty-three accounts remain in collections, about 7.5% of homes, totaling \$320,700 — more than 40% of a full year’s assessment revenue sitting uncollected. These sit at various stages of legal process, including judgments, bankruptcies, litigation, liens, and garnishments, and are handled through counsel. Every dollar not paid is carried by the households that do pay.

AMNESTY DAY WORKED

Amnesty Day let homeowners bring accounts current without penalty escalation or legal action. It recovered money the Association would likely have spent more to pursue, and it kept neighbors in good standing. The 2026 round was the last. The accounts that remain are past the point an amnesty can reach.

SECTION 11 • PART THREE

Your Assessment, 2024-2027

Assessment History And Outlook

Dues held flat through 2026. An adjustment is planned for 2027 and will be presented to homeowners before adoption.

2024 ✓ Held No Increase	2025 ✓ Held No Increase	2026 ✓ Held No Increase Approved	2027 ⚠ Planned Adjustment To Fund Reserves And Long- Term Repair
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- **Eight Years At \$700.** The annual assessment has been \$700 per home since 2018. Prices have risen 32.6% over the same period.
- **The 2025 And 2026 Flat Years Were Earned.** Delinquency recovery, rental income, and contract and capital savings covered the gap.
- **The 2027 Adjustment Is Disclosed Early** so homeowners can plan and comment before anything is adopted. The following page shows why it is needed.

THE CURRENT BOARD OF DIRECTORS — ELECTED DECEMBER 2025, SEATED JANUARY 2026

Viveka Palmer President	Samuel Mbullah Treasurer	Windell “Blue” Lewis Secretary	LaMonica “LB” Bell Asst. Treasurer	Colin Jackson Asst. Secretary
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WHO IS ACCOUNTABLE FOR THIS PLAN

The Board named above was selected in February 2025 to fill seats vacated by resignation, elected by the community that December, and seated in January 2026. It is responsible for the assessment outlook on this page and the analysis on the next. Any 2027 adjustment will be presented to homeowners, with supporting figures, before it is adopted.

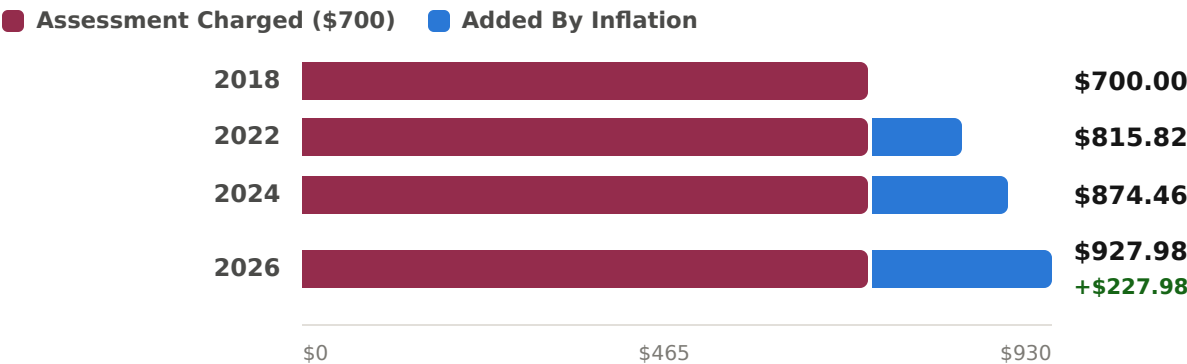
SECTION 11 • PART FOUR

The Cost Of Eight Flat Years

Holding the assessment at \$700 protected households in the short run. Over eight years it also opened a gap between what the Association collects and what this community costs to run.

What \$700 Would Be Today If It Had Tracked Inflation

Prices have risen 32.6% since 2018 while the assessment has stayed at \$700. The blue segment is what inflation added on top.



Method: the CPI-U annual average index applied to a \$700 base held from 2018; forgone revenue is that annual difference × 1,112 homes, summed 2019–2026. The 2026 index uses the 3.4% twelve-month rate reported for July 2026. Illustrative figures, not booked amounts.

\$1.06M

Revenue Forgone Across Eight Years

Had the assessment risen with inflation, the Association would have collected roughly \$1,061,600 more between 2019 and 2026 — more than a full year of operating budget. The 2026 gap alone is about \$253,500, or \$228 per home.

WHAT THAT GAP WOULD HAVE FUNDED

Work the missing revenue would have covered on schedule, rather than deferred or funded late:

- Pool resurfacing
- Landscaping at the pool
- Tennis and pickleball court updates
- New Clubhouse doors and windows
- A community-wide security system — cameras, gate cards, and fiber optics
- Annual tree trimming, instead of once every three to four years
- Timely reserve funding for large capital projects
- Equipment replaced on a cycle rather than after it fails

WHAT COST CUTTING COULD AND COULD NOT DO

The Board closed 2025 at \$69,930 under budget. The 2026 inflation gap alone is roughly \$253,500. Even disciplined cost cutting covered just over a quarter of a single year’s shortfall. That is the whole case for 2027: cost control bought time, and it cannot close a gap that compounds every year.

SECTION 11 • PART FIVE

Financial Summary

Every figure this report relies on, in one place, with the basis for each stated plainly.

2025 FIGURES

ITEM	BASIS	AMOUNT
Annual assessment revenue	1,112 homes at \$700 per home	\$778,400
Budgeted operating expenses	2025 adopted budget; excluded deferred capital work	\$820,708.67
Actual operating expenses	2025, unaudited — 8.5% under budget	\$750,778.48
2026 operating budget	Adopted; up 26.5% from 2025	\$1,038,000
Interest income	Against a \$0 budget line; transferred to reserves	\$33,060.43
Reserve transfer	\$4,150.37 budgeted; transferred in full	\$4,150.37
Contract and capital savings	Five agreements plus capital projects	\$400,000+
Delinquent assessments recovered	Recorded; the 15% comparison is derived	\$90,000+
Clubhouse rental income	Recorded; the 120% comparison is derived	~\$30,000
Pool partnership revenue	Recorded — DCS Swim Team, off-season use	\$3,500
Recovered and generated income	Delinquency recovery + rental income + pool partnership	\$123,500+
Clubhouse access gate	Approved capital expenditure — not income	\$3,500
Revenue forgone, 2019–2026	Illustrative CPI model — not a booked amount	~\$1,061,600

BASIS OF PRESENTATION

Amounts are drawn from Association records and are unaudited. Operating totals reflect the 2025 year; 2026 budget and actual figures follow reconciliation through the management transition. The next annual report will present audited figures. The forgone-revenue line is an illustrative inflation model, not a booked amount. Homeowners may request supporting detail through the management office.

A Stronger Foundation

This record belongs to the homeowners who voted, the volunteers who showed up, the staff and contractors who did the work, and the neighbors who told this Board the truth when it was easier to stay quiet.

None of it finishes the job. All of it makes the next part possible.

Governance

Stronger Systems

A quorum, a working committee structure, and procedures in writing

Community

More Connection

New events, free wellness classes, 22 active volunteers

Stewardship

Focused Discipline

Dues held flat through 2026 while reserves began earning yield

Get Involved

Join A Committee

Two hours a month. Contact the management office.

Stay Current

Attend A Board Meeting

Open to all homeowners in good standing

Speak Up

Bring Us The Gaps

Section 09 is a starting list, not a finished one