

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, April 22, 2025, at 6:00 p.m.

2560 Greenlefe Dr.

Beavercreek, OH 45431

Agenda

1) Call to Order / Attendance

2) Review and Approval of Minutes

3) Review and Approval of Financial Reports

4) Management Report

- a. Violation Report- 2568 GS, again. Trash Bins
- b. 2591 GL Eclipse verifying continued lack of payment.
- c. 2591 GL, Greene County shut water off for non-payment.
- d. Architectural Report- No applications to review.

5) Old Business

- a. 2519 GL still in limbo, no update aware of...
- b. 2523 GL damage from windows. Apparently, agreement worked out to rectify with new owner.
- c. Street lighting issue Greenlefe
 - i. A proposal from Saturn Electric.
- d. 2533 GS; waiting for consistent warm weather to perform maintenance and window install.
- e. Driveway repair (Austinn in particular) update.
- f. Road Sealing been delayed.
- g. Power washing mold (Marcia request).

6) New Business

- a. Garage Door Painting.
- b. Painting voting/schedule for Condo Units.
- c. Discussion for Jeri Taylor sewage issue. 2593 GS.
- d. Streetlight problem at entrance to Canterbury-Flashing
- e. Continued issues with 2536 GS...
- f. Mud issue at rear of 2556 GS...four years and running,
- g. Discussion regarding maintenance to be paid by owner.
- h. Discussion and voting on shutter removal issue.
- i. Residents parking in guest parking (three car rule?) Application?
- j. Children (non CV) playing in rear of resident.
- k. Updated window replacement list prior to paint schedule?
- l. Plan/schedule for Spring walk around (Maintenance)

m. Attorney recommendation?

7) **Next Meeting Date**

8) **Adjournment**

Eclipse Financials - Balance Sheet

Properties: CNTB - Canterbury Village COA - Canterbury Village COA PO Box 750310 Dayton, OH 45475

As of: 03/31/2025

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
11000	Operating Bank Account - First Citizens #4635	17,022.63		17,022.63
15000	Reserve Bank Account - First Citizens #4643		103,362.63	103,362.63
Total Cash		17,022.63	103,362.63	120,385.26
TOTAL ASSETS		17,022.63	103,362.63	120,385.26
LIABILITIES & CAPITAL				
Liabilities				
Total Liabilities		0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		67.65	67.65
23001	Reserve - General		103,294.98	103,294.98
Total RESERVE		0.00	103,362.63	103,362.63
Calculated Retained Earnings		3,876.15	0.00	3,876.15
Calculated Prior Years Retained Earnings		13,146.48	0.00	13,146.48
Total Capital		17,022.63	103,362.63	120,385.26
TOTAL LIABILITIES & CAPITAL		17,022.63	103,362.63	120,385.26

Income Statement

Eclipse Community Management, LLC

Properties: CNTB - Canterbury Village COA - Canterbury Village COA PO Box 750310 Dayton, OH 45475

As of: Mar 2025

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Selected Month	Year to Month End
Operating Income & Expense			
Income			
40000	INCOME		
41000	Assessment	22,930.00	67,395.00
41600	Prepaid Assessment	4,377.00	4,062.00
42000	Operating Account Interest	0.64	1.66
44000	Late Fee	0.00	50.00
48000	NSF Fees Collected	10.00	10.00
40000	Total INCOME	27,317.64	71,518.66
Total Operating Income		27,317.64	71,518.66
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	2,850.00	-21,450.00
50000	Total RESERVE CONTRIBUTION	2,850.00	-21,450.00
60000	UTILITY EXPENSE		
61000	Electric	149.64	672.23
63000	Water / Sewer	92.80	261.54
64000	Trash	4,371.73	4,371.73
60000	Total UTILITY EXPENSE	4,614.17	5,305.50
70000	MAINTENANCE		
75000	General Maintenance	2,818.00	3,573.00
75500	Extermination	161.25	161.25
70000	Total MAINTENANCE	2,979.25	3,734.25
80000	GROUNDS		
81100	Landscape - Contract	4,010.00	8,020.00
82100	Landscape - Non-contract	5,578.50	5,578.50
84000	Snow Removal	-4,220.00	4,000.00
80000	Total GROUNDS	5,368.50	17,598.50
90000	ADMIN		
91100	Professional Management	1,550.00	4,650.00
91400	Copies	0.00	88.60
91500	Postage / Mailing	63.39	319.75
92100	Insurance	0.00	55,788.41
93100	Legal	0.00	750.00
94600	Corporate Transparency	0.00	400.00
98000	Bank Charge	-10.00	-10.00
99999	Miscellaneous Admin	0.00	467.50
90000	Total ADMIN	1,603.39	62,454.26
Total Operating Expense		17,415.31	67,642.51

Income Statement

Account Number	Account Name	Selected Month	Year to Month End
	NOI - Net Operating Income	9,902.33	3,876.15
	Total Income	27,317.64	71,518.66
	Total Expense	17,415.31	67,642.51
	Net Income	9,902.33	3,876.15