

Canterbury Village COA
Board of Trustees Meeting
Tuesday, September 23, 2025 at 6:00 p.m.
2586 Greenside Dr. Beavercreek, Ohio

Minutes

1) CALL TO ORDER / ATTENDANCE:

The regular meeting was called to order by President Dave Franklin at 6:08 p.m. at the location noted above. Board Members in attendance were Bill Telzerow, Kim Dilts and Ann Hasbach. Board member Keith Simpson was not in attendance. Eric Ernst from Eclipse Community Management was not in attendance.

2) REVIEW AND APPROVAL OF MINUTES:

Minutes of the Board of Trustees meeting held August 26, 2025, were presented for review and approved.

3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:

The draft financial report for August 2025 was presented for review, discussion and approved.

4) MANAGEMENT REPORT:

No management reports were presented.

5) OLD BUSINESS

- a. Landscape/Snow Contracts. 3 proposals received.
 - i. US Lawns
 - ii. Acer
 - iii. A-Z
- b. Gomes work at 2559 GL completed.
- c. Gomes bid for general maintenance approved. To be used as needed.
- d. Gomes work for 2569 GS and 2590 GS completed.
- e. Aeration/seeding completed at 2519GL and 2520GS. Homeowners contracted directly with Buckeye EcoCare.

6) NEW BUSINESS:

- a. US Lawns landscape bid approved for 2026; US Lawns snow management bid approved for winter 2025-26.
- b. Gutters running over; Dave Franklin discussed; Sonas will look at.
- c. 2026 Budget proposal discussed.
- d. Parking on street; Dave Franklin will send email reminder not to park on street.
- e. 2543GS clogged gutter drain addressed by Sonas.
- f. COA Fees: discussion on need to raise fee.
- g. Potential open board seats for 2026. Dave Franklin will inform homeowners.

7) NEXT MEETING DATE

October 28, 2025 at 2573 Greenside, at 6pm

8) ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 7:15 p.m.

Eclipse Financials - Balance Sheet

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

As of: 09/30/2025

GL Account Map: CNTB GL Map

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
11000	Operating - First Citizens #4635	7,663.26		7,663.26
15000	Reserve - First Citizens #4643		50,757.39	50,757.39
Total Cash		7,663.26	50,757.39	58,420.65
TOTAL ASSETS		7,663.26	50,757.39	58,420.65
LIABILITIES & CAPITAL				
Liabilities				
Total Liabilities		0.00	0.00	0.00
Capital				
RESERVE				
22000	Reserve Account Interest		144.03	144.03
23001	Reserve - General		50,613.36	50,613.36
Total RESERVE		0.00	50,757.39	50,757.39
Calculated Retained Earnings		-5,483.22	0.00	-5,483.22
Calculated Prior Years Retained Earnings		13,146.48	0.00	13,146.48
Total Capital		7,663.26	50,757.39	58,420.65
TOTAL LIABILITIES & CAPITAL		7,663.26	50,757.39	58,420.65

Income Statement

Eclipse Community Management, LLC

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

As of: Sep 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	21,600.00	205,150.00
41600	Prepaid Assessment	-893.75	-1,101.75
42000	Operating Account Interest	0.70	6.50
44000	Late Fee	0.00	250.00
44100	Late Fee Interest Charge	3.00	43.75
46000	Shared Maintenance	0.00	108.00
48000	NSF Fees Collected	0.00	10.00
40000	Total INCOME	20,709.95	204,466.50
Total Operating Income		20,709.95	204,466.50
Expense			
50000	RESERVE CONTRIBUTION		
51000	Reserve Contribution	2,850.00	-4,350.00
50000	Total RESERVE CONTRIBUTION	2,850.00	-4,350.00
60000	UTILITY EXPENSE		
61000	Electric	219.64	1,834.46
63000	Water / Sewer	1,616.96	4,306.05
64000	Trash	2,163.56	23,428.09
60000	Total UTILITY EXPENSE	4,000.16	29,568.60
70000	MAINTENANCE		
75000	General Maintenance	17,201.00	54,138.63
75500	Extermination	0.00	5,067.14
70000	Total MAINTENANCE	17,201.00	59,205.77
80000	GROUNDS		
81100	Landscape - Contract	4,010.00	36,090.00
81700	Irrigation - Contract	0.00	1,715.00
82100	Landscape - Non-contract	0.00	5,655.81
82700	Irrigation - Non-contract	0.00	2,241.00
84000	Snow Removal	0.00	4,000.00
80000	Total GROUNDS	4,010.00	49,701.81
90000	ADMIN		
91100	Professional Management	1,550.00	13,950.00
91400	Copies	0.00	88.60
91500	Postage / Mailing	51.15	707.90
92100	Insurance	0.00	55,788.41
93100	Legal	250.00	1,150.00
94100	Accounting	0.00	375.00
94302	Income Tax	0.00	671.00

Income Statement

Account Number	Account Name	Selected Month	Year to Month End
94400	Reserve Study	0.00	1,900.00
94600	Corporate Transparency	0.00	400.00
95000	Social Activities	323.13	335.13
98000	Bank Charge	0.00	-10.00
99999	Miscellaneous Admin	0.00	467.50
90000	Total ADMIN	2,174.28	75,823.54
	Total Operating Expense	30,235.44	209,949.72
	NOI - Net Operating Income	-9,525.49	-5,483.22
	Other Income & Expense		
	Other Income		
21000	Reserve - Transfer In	22,376.00	69,781.62
	Total Other Income	22,376.00	69,781.62
	Other Expense		
30000	RESERVE EXPENSE		
33001	Reserve Expense - General	22,376.00	69,781.62
30000	Total RESERVE EXPENSE	22,376.00	69,781.62
	Total Other Expense	22,376.00	69,781.62
	Net Other Income	0.00	0.00
	Total Income	43,085.95	274,248.12
	Total Expense	52,611.44	279,731.34
	Net Income	-9,525.49	-5,483.22