



Wendell Falls Community Association, Inc.

ANNUAL MEMBERS MEETING NOTICE

September 26, 2025

Dear Wendell Falls Owners,

Wendell Falls recently reached a new milestone! Over 80% of homes in Wendell Falls are now owned by folks like you who are proud to call Wendell Falls home. This means we will be electing three (3) homeowner directors on the Board this year. To celebrate this and more, we invite community members to join us for our Annual Meeting to hear directly from management and the Board of Directors.

In accordance with Section 2.3 of the Bylaws for Wendell Falls Community Association, Inc., notice is hereby given that the 2025 Annual Member Meeting will be held:

Date: Thursday, October 16, 2025
Time: Check-In at 5:00 PM; Meeting Starts at 5:30 PM
Place: Central Baptist Church | 11109 Poole Road, Wendell, NC 27591

The purpose of the Annual Meeting of Members is to ratify the Annual Budget and conduct the Election of three homeowners to the Board of Directors. Enclosed in this mailer you will find: 1) Annual Meeting Agenda, 2) Minutes of the 2024 Annual Meeting, 3) Annual Meeting Proxy, 4) 2026 Budget Summary, including 2026 assessment rates, and 5) Election Ballot. The Ballot for voting for the Board of Directors may be returned in advance or at the time of check-in at the meeting. Ballots will also be available at the meeting. We would like to thank and recognize the members of the Nominating Committee this year, pursuant to the Bylaws, Section 3.4 (a): Chuck Smith, Ken Madsen, Fred Garnes.

The Wendell Falls Community Association Board of Directors approved the 2026 Budget on September 22, 2025, at their Board Meeting. The full budget, including service areas, is available electronically or may be printed upon request at the Association office. A summary budget is enclosed for your review. Per the governing documents and North Carolina General Statute 47F-3-103(c) the budget shall be deemed ratified unless a 75% of all the total lot owners in the association reject the budget. The budget can be ratified without a quorum. The proxy form may be used for budgetary purposes, as well as to authorize someone to vote on your behalf, if you are unable to attend. You may return the proxy to the Association any time prior to 12 PM on Wednesday, October 15, 2025, either in person to the Association office or via e-mail to wendellfallsnc@ccmcnet.com.

The Association's Membership Meeting Quorum requirements set forth in Section 2.10 of the Bylaws requires the presence, either in person or by proxy, of 20% of the total Class A members (i.e., property owners). Your participation in the Wendell Falls Community Association by returning your proxy and, if possible, attending the meeting is greatly appreciated!

Sincerely,

The Board of Directors and Management



Wendell Falls Community Association, Inc.

Annual Members Meeting Agenda **Thursday, October 16, 2025** **Sign in: 5:00 p.m. & Meeting: 5:30 p.m.**

Central Baptist Church
11109 Poole Road, Wendell, NC 27591

- I. Welcome – 5:30 PM
- II. Establishment of Quorum
- III. Call to Order & Proof of Notice
- IV. Introductions of Board of Directors & Management Representatives
- V. Approval of 2024 Annual Meeting Minutes
- VI. Election Process Overview
Pre-announced candidates introduced followed by nominations from the floor. Owners will then have the opportunity to cast their vote for three (3) candidates on the ballot. Management will collect the ballots and begin tallying the results.
- VII. Wendell Falls – A Year in Review
- VIII. 2026 Budget Review & Ratification
- IX. Q&A with the Board
The Board will answer previously submitted questions from the community. Questions will be gathered through a link sent via email and due back by Monday, October 13, 2025.
- X. Board of Directors Election Results
- XI. Adjournment – 7:00 PM



Wendell Falls Community Association, Inc.

Annual Meeting Proxy

Owner Name(s): _____

Property Address: _____

I/we, being Owner(s) of the property listed above, and member(s) of the Wendell Falls Community Association, Inc. do hereby authorize and appoint the Executive Board or _____ (print name of the person attending the meeting on your behalf) to be my/our proxy on behalf of me/us at the Annual Meeting to be held on October 16, 2025, at 5:30 PM at Central Baptist Church.

This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in the Wendell Falls Community Association, Inc., or by my/our attendance at the October 16, 2025, meeting or any resumption of the meeting after the adjournment thereof.

Wendell Falls 2026 Budget Ratification Vote to be submitted if you wish to reject the 2026 Budget. The budget will be deemed ratified unless 75% of total lot owners vote to reject.

Reject 2026 Budget: Yes ☐

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____



Wendell Falls Community Association, Inc.

Annual Meeting Minutes Thursday, December 5, 2024 Starting at 5:30 PM

*Central Baptist Church
11109 Poole Road, Wendell, NC 27591*

Establishment of Quorum

The Association's Membership Meeting Quorum requirements set forth in Section 2.10 of the Bylaws requires the presence, either in person or by proxy, of 20% of the total Class A members. The Declarant is considered part of Class A members based on voting rights; therefore, quorum is met for the meeting.

Call to Order & Proof of Notice

Jenny Key call the meeting to order at 5:44pm and proof of notice was presented and distributed on November 20, 2024.

Introduction of Board of Directors and CCMC Management

Jenny Key introduced The Board of Directors, including Tanya Matzen, Fred Garnes, Cali Buhrman, David Ganzel and Anthony Goodson who is absent. The CCMC management representatives in attendance included Nicole Correll, Tracy Falzarano, Kasia Charles and Taylor Brock.

Jenny kindly requested everyone to review the slide presentation during the meeting to follow along with the discussion and for everyone to hold their questions and comments until the end of the presentation.

Approval of Previous Annual Meeting Minutes

Jenny Key requested that the homeowners review the minutes from the prior meeting and called for a motion to approve them. Cali Buhrman suggested amending the minutes to include the election results. Jenny agreed to amend the minutes accordingly and asked if there was a motion to approve the amended minutes.

A homeowner made a motion to approve the minutes as amended, which was seconded by two other homeowners. The motion carried, and the amended minutes were approved.

Election Process

Jenny Key provided an overview of the election process and read the names of the board candidates to the audience: David Ganzel, Kacie Germano, Anthony Goodson, Jr., Jerome Hall, Nick Kraft, and Zatta Toga.



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Jenny then announced that the floor was open for additional nominations. Hearing no nominations from the floor, she closed the floor for nominations. The on-site management staff then collected all the ballots to begin the tallying process.

Lifestyle Updates – A Year in Review

Jenny Key provided an update on lifestyle activities. In 2024, the community hosted 64 successful events. New events introduced this year included:

- Memorial Weekend Bash
- Groove at the Grove
- Wine Glass Painting Workshop
- Flower Arrangement Class
- Cinema Under the Stars
- Mother's Day Luxury Picnic
- Trail Meet & Walk
- National Night Out
- Halloween Movie Night at the Grove
- Fall Ceramics Workshop
- Holiday-Themed Candle Workshop

Upcoming Events:

- **December 7th:** Holiday Party
- **December 12th:** Holiday Golf Cart Parade
- **December 14th:** Santa's Gingerbread House Parade, featuring a visit from Santa Claus for holiday fun.

Jenny Key encouraged residents to participate in these upcoming festive activities. Jenny Key stated the Weekly Newsletters is sent every Friday to ensure residents stay up to date with what's happening in the community. If you are not receiving our emails, please message the team at wendellfallsnc@ccmcnet.com to be added!

Operations Report

Jenny provided an update on maintenance and organizational improvements, including:

- **Farmhouse:** Fire suppression system upgrade, café vent hood replacement, pool repairs (bonding, booster pump, replaster, and tile), and lightning damage repairs.
- **Common Areas:** Fountain and stormwater pond repairs, pier/bridge/Tobacco Barn staining, additional trash receptacles, doggy stations, and firepit replacement at Shindig Park. Annual inspection and Bumblebee rocker replacement at Three Points Park.
- **Perch Pool:** Wi-Fi and trash service added.



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- **Administrative:** Reserve Study update, new staffing model (Executive Director, Operations Manager), Board/Committee Code of Conduct adoption, Social Committee chartered, and Lease Acknowledgment Form introduced.

Jenny emphasized the community's progress in maintaining facilities and streamlining operations.

Financial Review

Jenny Key reviewed the financials with homeowners, providing an update on the 2024 year-to-date assessment income of \$1,687,692. She presented a breakdown of the 2024 budget as follows:

- **Expenses:**
- Contracts: 7.7%
- Administrative: 27.8%
- Utilities: 10%
- Landscaping: 37.5%
- Taxes & Insurance: 1.6%
- Repairs: 5.4%
- Special Projects: 1.5%
- Reserve Funds: 8.5%
- **Total Expenses (including Reserves): \$2,069,846**

Jenny explained the sources of operating income:

- Owner assessments: 90%
- Other fees (rentals, passes, DRC, etc.): 5.3%
- Working capital: 2%
- Builder assessments: 2.7%

She emphasized the financial stability and outlined the allocation of resources for the year.

2025 Budget Discussion

Jenny Key presented the 2025 Main Budget, which includes no assessment increase except for Service Area 3. The key details are as follows:

- **Main Budget:**
- Total Income: \$2,620,171
- Transfer to Reserves: \$217,800
- Total Expenses: \$2,402,371
- **Parkway & Shared Budget:** No increase.
- **Service Area 2:** Townhomes – No increase
- **Service Area 3:** \$10 increase per homeowner, with a new monthly assessment of \$100, effective January 1, 2025.
- **Encore Community:** Homeowners will see a decrease in monthly HOA dues.



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Jenny noted that letters will be sent to all homeowners whose monthly assessments will change.

Per the governing documents and North Carolina General Statute 47-F-3-103(c) the budget shall be deemed ratified unless a majority of all the lot owners in the association rejects the budget. The 2025 Budget is ratified.

2025 Goals

Jenny Key reviewed the goals for 2025, emphasizing increased resident participation and expanded volunteer opportunities. She outlined plans to create new committees, including a Finance Committee and a Grounds & Maintenance Committee, to enhance community involvement and operational efficiency. A focus on preventive maintenance was highlighted as a priority, along with the introduction of innovative and enhanced lifestyle programming to enrich residents' experiences. Additionally, a community survey will be conducted to gather feedback and ensure resident needs and preferences are addressed.

Questions and Answers:

Q: There are two community-standard issues that don't seem to go away: parking of commercial vehicles and improper storage of trash cans. Trash cans: there are, at minimum, 100 houses that routinely store trash cans in plain view of the street, no shrubbery, no screening. Can the vehicles be towed? Can the homeowners be fined?

A: Thank you for bringing both matters to our attention. Management will address the situation by tagging the commercial vehicles as part of our enforcement process and sending violation letters to homeowners who are storing their trash cans improperly.

Unfortunately, we do not maintain a list of registered vehicles belonging to homeowners, so we are unable to identify the owners of these vehicles directly. As a last resort, homeowners who do not comply with the established procedures may face fines and/or towing of their vehicles.

Q: What is the status of the city utility pipes installed along Poole Rd so trees can be planted behind the homes on Cypress Cove Dr./Poole Road?

A: The City of Raleigh has indicated the waterline construction should start in Fall/Winter 2025.

Q: What would it take for Wendell Falls to build another dog park, specifically on the southeast side of the community? Given how dog-friendly our neighborhood is, having just one dog park for the size and amount of home seems inadequate.

A: The developer has no plans to add another dog park.

Q: What can be done about the dogs being off leash in the new Lunar Park?



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A: The HOA can send out a reminder for residents to abide by the Wake County Leash Law.

Q: Are there any plans to develop the empty lot on Elk Falls Dr. next to the trails?

A: No, there are no plans to develop this area.

Q: Every year we notice more trees and bushes, located among the common areas, that have died and have been removed. Will these trees and bushes ever be replaced?

A: We have received a proposal from Myatt Landscaping to replace several dead trees. Additionally, Management and the Board are evaluating the other areas within the community where tree replacements may be needed.

Q: Upon reviewing the 2025 budget I noticed that the landscape assessment for the area known as 06-Age-Targeted SA 3 C, which my decoder ring tells me is the David Weekley homes which receive Myatt landscape services, is increasing from \$90 to \$100 per month. When does this go into effect, and will those homeowners be notified of the increase?

A: Homeowners were notified about the increase in the annual mailing that included the budget. We'll also include reminders in the weekly newsletter, and the increase will be clearly reflected on everyone's payment coupons for 2025. The increase is effective 1/1/2025.

Q: There is a large budget item for Landscape Mulch (\$162K in 2024), however I don't recall seeing any actual mulch anywhere. Rather, we have pine straw, and it is not being replaced twice a year. In some areas it is grey, broken down, and bare. Can we ensure Myatt is held to its contract to maintain this mulch?

A: The 2024 mulch budget of \$161,294 covers the common areas, farmhouse, playground, and newly added areas. This budget allows for mulching to be done twice a year, in both spring and winter.

Q: It appears that the budgets for '04-Townhomes SA 2 B', '06-Age-Targeted SA 3 C', '08-TH PH12 SA 6', and '10-TH PH10 C D SA 7', are paying the same, or lower, dues than the single-family homes in the '01-Operating' budget. While those other homes receive landscaping, pest control, and pressure washing that the single-family homes do not receive, they are not paying toward the nearly \$1M in other expenses including management fees, onsite services, pool service, costs for the '02-Parkway A Shared' budget, etc. What can be done to rectify this highly unfair practice?

A: All homes contribute to the main operating budget; however, townhomes pay a higher assessment than single-family homes because they have additional expenses.

Q: Can we do anything about the lack of lighting at Grove (Hammock) Park? There is nothing there and it would seem like a big problem for there not to be.

A: Park hours are from dusk to dawn: there are no plans to add lighting to The Grove.



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Q: Why was the 2024 budget for \$4k for the annual meeting?

A: The budget for the 2024 annual meeting was allocated to cover various expenses, such as the rental of the church for the meeting space and the cost of mailing annual notices to each homeowner. While we did not use the entire amount, these expenses are necessary to ensure the meeting runs smoothly and that all homeowners are properly informed.

Q: A homeowner asked for approval for occasional street parking.

A: The roads owned by the Town of Wendell would have to grant approval. The HOA cannot grant approval on public streets.

Q: Do the restrooms at Perch Pool shut down at the end of the pool season?

A: Yes, the pool bathrooms at Perch Pool will be locked at the end of the pool season and winterized.

Election Results

Nicole Correll handed the election results to Jenny Key, who announced that David Ganzel and Jerome Hall were elected as board members.

Adjournment

There being no further business for the members, Jenny Key thanked everyone for attending. The meeting was adjourned at 7:07pm.

Wendell Falls Community Association, Inc.		
2026 Budget Summary		
01-Operating		
Revenue		
<i>Income</i>	2025 Budget	2026 Budget
401 Association Dues 2026 - \$100/month	2,324,460	2,763,600
40107 Alley Assessment 2026 - \$5/month	58,410	69,600
403 Builder Assessment 2026 - \$75/quarter	44,674	60,000
40105 Encore Assessment 2026 - \$70.06/month	142,735	150,489
44101 Collection Fee Revenue	0	0
45914 Legal Fee Revenue	0	0
441 Late Fees	12,000	12,000
40501 Design Review Fee	9,000	12,000
40609 Room Rental Income	12,000	12,000
434 Working Capital	45,600	48,000
438 Rental Income	36,000	27,000
457 Access System Income	300	300
476 Event Income	15,000	25,000
45905 Pool Pass Income	2,000	2,000
462 Streetlight Reimbursement	61,416	61,416
477 Shared Assesments Transfer	(174,244)	(202,462)
Income Totals	2,589,351	3,040,943
Expense		
<i>Administrative</i>	2025 Budget	2026 Budget
565 Community Management Fees	86,994	94,368
505 Onsite Services	530,492	611,673
536 Office Equipment	4,000	4,000
553 Audit & Tax	6,000	6,300
55701 Training/Education	260	260
562 Legal Fees - Attorney	8,000	10,000
563 Licenses/Permits/Fees	850	7,712
569 Office Supplies	6,500	6,500
56922 Music License	4,935	5,760
564 Dues/Subscriptions	8,000	13,188
572 Postage	15,728	23,700
575 Social Events	65,000	75,000
57901 Mileage/Auto	1,800	1,800
590 Web Hosting	750	750
59401 Decorations	20,000	20,000
622 Design Review Expense	42,500	42,500
567 Meeting Expense	4,000	4,000
56101 Lien/Collection Costs	0	0
561 Legal Fees - Collections	0	0
56103 Collection Mailers	3,000	3,200
Administrative Totals	808,809	930,710
<i>Contract Services</i>	2025 Budget	2026 Budget
60402 Fire & Safety System	2,191	3,308
605 Janitor Contract	30,000	36,000
621 Lake/Pond Management	3,948	4,068
625 Pest Control	2,425	2,425
62501 Pest Control - Special Services	2,000	3,000
627 HVAC Contract	3,406	3,406
629 Pool Service	117,554	123,267
645 Snow Removal	3,000	10,000
675 Fitness Center Contract Services	818	862
65701 Storm Water Maintenance	13,020	13,640
61101 Elevator Service	4,814	5,055
Contract Services Total	183,176	205,030
<i>Insurance</i>	2025 Budget	2026 Budget
853 Insurance - Master Policy	30,000	34,500
855 Insurance - Excess Liability	3,000	3,500
Insurance Totals	33,000	38,000
<i>Repairs & Maintenance</i>	2025 Budget	2026 Budget
640 Fitness Equipment R&M	600	1,200
64101 Window Cleaning	10,000	11,000

649 Dog Parks	17,200	20,000
651 HVAC Repairs	8,000	8,000
656 General Maintenance	21,000	21,000
697 Vehicle Maintenance	0	5,000
63704 Access System	2,500	2,500
61920 Common Area Maint	36,335	40,000
66203 Clubhouse Repairs	30,000	30,000
66306 Playground Maintenance	7,500	7,500
664 Fountain Repair	10,000	19,000
TBD Stormwater Repair	10,000	10,000
66005 Elevator Repair	1,000	1,000
674 Erosion	2,400	2,400
68903 Monument Repair & Maintenance	400	400
72001 Pool Repairs	12,000	12,000
Repairs & Maintenance Totals	168,935	191,000
<i>Parts & Supplies</i>	2025 Budget	2026 Budget
707 Janitorial Supplies	7,800	9,000
719 Pool Supplies/Chemicals	2,500	2,500
56920 Key Fob Expense	3,300	4,000
Parts & Supplies Totals	13,600	15,500
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	651,120	709,060
61908 Landscape Mulch	196,324	248,024
61913 Landscape Extras	6,000	6,000
61919 Irrigation Contract	3,996	3,996
61926 Landscaping-Seasonal Color	29,060	29,460
61946 Tree Trimming/Removal	28,536	28,536
61957 Irrigation Repairs	9,000	9,000
61962 Backflow Testing	1,930	1,930
Landscape Services Totals	925,966	1,036,006
<i>Other Expenses</i>	2025 Budget	2026 Budget
899 Special Project Expense	0	5,000
Other Expenses Totals	0	5,000
<i>Taxes</i>	2025 Budget	2026 Budget
805 Real Estate Tax	250	400
Taxes Totals	250	400
<i>Utilities</i>	2025 Budget	2026 Budget
751 Electricity	60,000	66,000
75101 Electricity-Streetlights	122,000	136,000
753 Gas	2,160	2,376
754 Telephone/Internet	21,000	23,100
757 Trash Removal	16,750	18,425
758 Water	46,725	51,398
Utilities Totals	268,635	297,299
Expense Totals	2,402,371	2,718,945
Net Income/(Loss) Before Transfers	186,980	321,998
<i>Transfer Between Funds</i>	2025 Budget	2026 Budget
498 Reserve Fund Transfer	(217,800)	(229,000)
Transfer Between Funds Total	(217,800)	(229,000)
<i>Contingency</i>	2025 Budget	2026 Budget
Contingency	0	(92,998)
Contingency Total	0	(92,998)
Total Net Income/(Loss) After Transfers	(30,820)	(0)
<i>Prior Year Surplus</i>	2025 Budget	2026 Budget
Surplus Funding	30,820	
Prior Year Surplus Totals	30,820	0

Wendell Falls Community Association, Inc.
2026 Budget Summary
02-Parkway A Shared

Revenue		
<i>Income</i>	2025 Budget	2026 Budget
40102 Shared Cost-Residential Asmt	174,244	202,462
Income Totals	174,244	202,462
Expense		
<i>Contract Services</i>	2025 Budget	2026 Budget
696 Trail Maintenance	37,667	39,875
Contract Services Totals	37,667	39,875
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	47,471	47,874
61908 Landscape Mulch	34,457	34,750
61919 Irrigation Contract	3,899	3,932
61926 Landscaping-Seasonal Color	11,243	11,339
61946 Tree Removal/Trimming	3,899	3,932
61957 Irrigation Repairs	1,300	1,311
Landscape Services Totals	102,269	103,138
<i>Repairs & Maintenance</i>	2025 Budget	2026 Budget
65701 Storm Water Maintenance	4,838	8,075
65901 Electric/Lighting Repairs	195	197
68903 Monument Repair & Maintenance	325	328
Reserves	0	6,006
Repairs & Expense Totals	5,358	14,605
<i>Shared Costs</i>	2025 Budget	2026 Budget
56502 Treelight Amenity Allocation	16,666	32,287
56503 Wendell Valley Blvd Shared	8,644	8,717
Shared Costs Totals	25,310	41,004
<i>Insurance</i>	2025 Budget	2026 Budget
853 Insurance - Master Policy	1,625	1,802
855 Insurance - Excess Liability	65	72
Insurance Totals	1,690	1,874
<i>Utilities</i>	2025 Budget	2026 Projected
751 Electricity	1,950	1,966
Utilities Totals	1,950	1,966
Expense Totals	174,244	202,462
Net Income/(Loss)	(0)	(0)

Wendell Falls Community Association, Inc. 2026 Budget Summary 04-Townhomes Service Area #2		
Revenue		
<i>Income</i>	2025 Budget	2026 Budget
40101 Townhomes Assessments 2026 - \$100/month	200,208	232,800
Income Totals	200,208	232,800
Expense		
<i>Contract Services</i>	2025 Budget	2026 Budget
625 Pest Control	4,850	4,850
Contract Services Totals	4,850	4,850
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	139,680	162,960
61907 Landscape R&M	2,800	2,940
Landscape Services Totals	142,480	165,900
<i>Repairs & Maintenance</i>	2025 Budget	2026 Budget
656 General Maintenance	0	0
Repairs & Maintenance Totals	0	0
<i>Contingency</i>	2025 Budget	2026 Budget
Pressure Washing Fund (2027)	11,160	940
Contingency Totals	11,160	940
Expense Totals	158,490	171,690
Net Income/(Loss) Before Transfers	41,718	61,110
<i>Transfer Between Funds</i>	2025 Budget	2026 Budget
498 Reserve Fund Transfer	(41,718)	(61,110)
Transfer Between Funds Totals	(41,718)	(61,110)
Total Net Income/(Loss) After Transfers	0	0

Wendell Falls Community Association, Inc. 2026 Budget Summary 06-Age-Targeted Service Area #3		
Revenue		
<i>Income</i>	2025 Budget	2026 Budget
401 Association Dues 2026 - \$100/month	81,600	81,600
Income Totals	81,600	81,600
Expense		
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	81,600	81,600
Expense Totals	81,600	81,600
Net Income/(Loss)	0	0

Wendell Falls Community Association, Inc. 2026 Budget Summary 08-TH Service Area #6		
Revenue		
<i>Income</i>	2025 Budget	2026 Budget
40101 Townhome Assessments 2026 - \$100/month	96,045	112,800
Income Totals	96,045	112,800
Expense		
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	70,840	70,840
61907 Landscape R&M	1,200	1,200
Landscape Services Totals	72,040	72,040
<i>Repairs & Maintenance</i>	2025 Budget	2026 Budget
625 Pest Control	1,775	2,300
656 General Maintenance	5,583	5,583
Repairs & Maintenance Totals	7,358	7,883
<i>Contingency</i>	2025 Budget	2026 Budget
Pressure Washing Fund	0	3,267
Contingency Totals	0	3,267
Expense Totals	79,398	83,190
Net Income/(Loss) Before Transfers	16,647	29,610
<i>Transfer Between Funds</i>	2025 Budget	2026 Budget
498 Reserve Fund Transfer	(16,647)	(29,610)
Transfer Between Funds Totals	(16,647)	(29,610)
Total Net Income/(Loss) After Transfers	0	0

Wendell Falls Community Association, Inc. 2026 Budget Summary 10-TH Service Area #7		
Revenue		
<i>Income</i>	2025 Budget	2026 Budget
40101 Townhome Assessments 2026 - \$105/month	86,040	160,125
Income Totals	86,040	160,125
Income Totals	86,040	160,125
Expense		
<i>Contract Services</i>	2025 Budget	2026 Budget
625 Pest Control	700	2,250
Contract Services Totals	700	2,250
		0
<i>Landscape Services</i>	2025 Budget	2026 Budget
619 Landscape Contract	57,360	106,750
61907 Landscape R&M	1,200	1,200
Landscape Services Totals	58,560	107,950
<i>Repairs & Maintenance</i>	2025 Budget	2026 Budget
656 General Maintenance	0	7,836
Repairs & Maintenance Totals	0	7,836
<i>Contingency</i>	2025 Budget	2026 Budget
Pressure Washing Fund	8,361	2,058
Contingency Totals	8,361	2,058
Expense Totals	67,621	120,094
Net Income/(Loss) Before Transfers	18,419	40,031
<i>Transfer Between Funds</i>	2025 Budget	2026 Budget
498 Reserve Fund Transfer	(18,419)	(40,031)
Transfer Between Funds Totals	(18,419)	(40,031)
Total Net Income/(Loss) After Transfers	0	0



Wendell Falls Community Association, Inc.

2025 Board of Directors Election Ballot

The 2025 Election is for three (3) Class "A" Members. Two (2) will be elected for a term of two (2) years and one (1) will be elected for a for a term of one (1) year to the Board of Directors.

You may vote for up to three (3) Candidates by placing an "X" in the box next to such Candidate's name (listed alphabetically). *

Chisara Brown	☐
Samuel Cole	☐
Greg Hoff	☐
Joshua Jordan	☐
Jill Kavoukian	☐
Celeste Perkins	☐
Dave Phillips	☐
Jason Smith	☐
_____	☐ (write in)

** You may vote for less than three (3) candidates, but your ballot will not be counted if you vote for more than three (3) candidates.*

Owner should complete the following items below: Address, Date, Owner's printed name as it appears on the Owner's deed, and Owner's signature, as indicated. If signing as attorney, executor, administrator, or trustee, please give full title. If Owner is a corporation, please sign in full corporate name by the president or other authorized officer. If Owner is a partnership or a limited liability company, please sign in the partnership/limited liability company name by authorized person. If more than one person is an Owner of a Lot, please have this written ballot executed by the designated Owner. Once cast, a ballot may not be revoked.

Property Address: _____

Owners Name: _____

Date: _____, 2025

Signature: _____

Ballots may be returned to the Association management office prior to the Annual Meeting on October 16, 2025, or turned in upon check-in at the meeting.