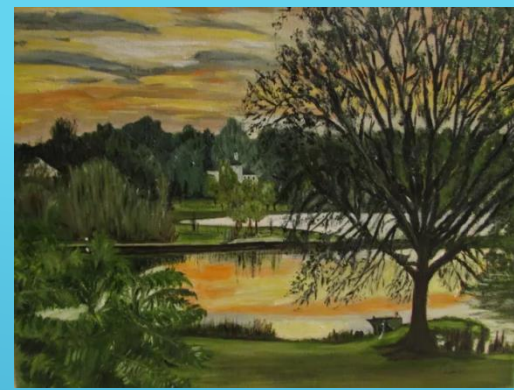


AGENDA MAY 2026

- ▶ **Open Meeting**
 - **Prayer / Pledge of Allegiance**
 - **Quorum Count / Meeting notice**
 - **Minutes of prior meeting**
- ▶ **Introduction of Board**
 - **Our mission**
- ▶ **Finance**
 - **Balance Sheet, Profit / Loss Statement**
- ▶ **Items of Interest**
 - **Spectrum**
 - **Weed control – fish and spray**
 - **Social events**
 - **Other items of interest**
- ▶ **Member Questions / Comments**
 - **Please hold questions and comments until after presentations are complete**



▶ Introduction of Board

- **Our mission**
 - **Maintain the lakes**
 - **Enforce the Covenants**
 - **Improve the neighborhood**

▶ Board members

- **Mark Krause – President**
- **Lou Luzynski – VP**
- **Jim Owen –Treasurer**
- **Linda Vicknair – Secretary**
- **Abbie Munch – Architectural**
- **Joe Beale – Lakes and Levees**
- **Billy Simmons – board member**
- **Trevor Parker – board member**
- **Kim Barbin – board member**



FINANCE

11:18 AM

04/16/26

Accrual Basis

Whippoorwill Grove, Inc
Balance Sheet Prev Year Comparison
As of December 31, 2025

	<u>Dec 31, 25</u>	<u>Dec 31, 24</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings	7,706.05	4,853.93	2,852.12
Accounts Receivable	3,730.00	2,430.00	1,300.00
Total Current Assets	<u>11,436.05</u>	<u>7,283.93</u>	<u>4,152.12</u>
Fixed Assets			
Lake Pump	12,151.12	12,151.12	0.00
Total Fixed Assets	<u>12,151.12</u>	<u>12,151.12</u>	<u>0.00</u>
TOTAL ASSETS	<u>23,587.17</u>	<u>19,435.05</u>	<u>4,152.12</u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	19,435.05	44,580.31	-25,145.26
Net Income	4,152.12	-25,145.26	29,297.38
Total Equity	<u>23,587.17</u>	<u>19,435.05</u>	<u>4,152.12</u>
TOTAL LIABILITIES & EQUITY	<u>23,587.17</u>	<u>19,435.05</u>	<u>4,152.12</u>

FINANCE

Whippoorwill Grove, Inc Profit & Loss Prev Year Comparison January through December 2025

	Jan - Dec 25	Jan - Dec 24	\$ Change
Ordinary Income/Expense			
Income			
Dues	50,040.00	49,390.00	650.00
Fees and Charges	1,090.00	0.00	1,090.00
Total Income	<u>51,130.00</u>	<u>49,390.00</u>	<u>1,740.00</u>
Gross Profit	51,130.00	49,390.00	1,740.00
Expense			
Administrative			
Bank Charge	34.00	0.00	34.00
Collections Fees	215.00	0.00	215.00
Postage	393.36	0.00	393.36
Administrative - Other	1,188.90	1,188.75	0.15
Total Administrative	<u>1,831.26</u>	<u>1,188.75</u>	<u>642.51</u>
Donation	715.00	700.00	15.00
Gifts			
Welcome Gifts	15.97	0.00	15.97
Total Gifts	<u>15.97</u>	<u>0.00</u>	<u>15.97</u>
Insurance	7,485.02	5,598.79	1,886.23
Legal	150.00	130.00	20.00
Maintenance			
Dam & Levee	7,000.00	4,200.00	2,800.00
Grass Cutting	9,100.00	9,100.00	0.00
Lake	15,529.29	11,761.47	3,767.82
Landscaping	3,150.50	1,789.43	1,361.07
Maintenance - Other	0.00	33,974.39	-33,974.39
Total Maintenance	<u>34,779.79</u>	<u>60,825.29</u>	<u>-26,045.50</u>
Meeting	159.21	0.00	159.21
Misc.	8.52	4,065.18	-4,056.66
Utilities			
Electric	1,833.11	2,027.25	-194.14
Total Utilities	<u>1,833.11</u>	<u>2,027.25</u>	<u>-194.14</u>
Total Expense	<u>46,977.88</u>	<u>74,535.26</u>	<u>-27,557.38</u>
Net Ordinary Income	<u>4,152.12</u>	<u>-25,145.26</u>	<u>29,297.38</u>
Net Income	<u><u>4,152.12</u></u>	<u><u>-25,145.26</u></u>	<u><u>29,297.38</u></u>

FINANCIAL HIGHLIGHTS

1. Lake costs are fish stocking and weed spraying
2. Maintenance Other in 2024 is primarily new sign project. In 2025 we repaired Cormorant Valve, improved the boat launch there as well. Repaired wood dock at Heron, and new landscaping at entrance signs.
3. We accept Zelle pmts – Use wgi.board@gmail.com
4. Late fees apply for late payments
5. Possible future projects we need to consider
 1. Storage bldg.
 2. Bulkhead Egret

PROJECTS

1. Added landscaping at entrance signs
2. Clear out debris on WGI lot
3. Stock grass carp/ shad
4. Replace drain valve Crane lake
5. Lowered Cormorant Spillover culverts
6. Cement boat launch Cormorant
7. Replaced Cormorant drain valve
8. Repaired Heron boat decking

WGI LAKES & LEVEES




Lake Maintenance

- Carp are used to control weeds under the water ; we add some carp each year as fish are deemed to have a limited life
- Water shield as shown below has to be sprayed to be controlled



WGIHOMEOWNERS.COM

- **Web site has several features**
 - **Legal docs**
 - **Covenants, Bylaws and Rules and regulations**
 - **Approvals of projects**
 - **Board bios**
 - **Neighborhood updates**
 - **Newsletters (be sure to update your email with us)**
 - **Vendor reviews**
 - **FAQ's**
 - **Contact us form (please use for all contact to make sure we get proper info)**
- 

OTHER ITEMS OF INTEREST

1. Facebook page – become a member of this group and stay informed about neighborhood, Whippoorwill Grove Homeowners Association (WGI) Note, not just Whippoorwill Grove page , that is something else.
2. Architectural Control permission – any structure over 1 foot tall or deep must be approved. Fence, shed, garage for example. Also removal of any significant tree.
 - Must be “in harmony” with neighborhood
 - Items visible to street must be behind fence or otherwise obscured
 - Submit drawing of where on lot item will be placed and photo or description of materials
3. Street Repairs – may be coming to WGI but no date set yet.
3. Social Events- meet your neighbors
4. New building at Money Hill Entrance
5. Not many vacant lots left

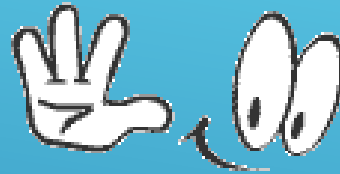
Other items and QUESTIONS



DISCUSSIONS



GOOD BYE



Thanks for coming .