



Board of Directors
Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146
waverlypark.net

Board of Directors Actions
December 12, 2025 – January 8, 2026

Consents In Lieu of Formal Meeting

1. None.

Board of Directors' Monthly Meeting 12/11/2025

Meeting at home of Steve Dillon

Call to Order: 6:07pm

Present at meeting:

- Directors: Scott Kearney, William Walters, Steve Dillon
 - Others: None
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Noted that possibly adding internet, upgrading the camera system and phone system at the pool are still under review
 - b) Noted that the creation of a community events calendar for 2026 is ongoing
 - c) Discussed the status of the pool parking lot repair. Noted that the damaged area was repaired and the entire lot has been recoated/ sealed.
 - i) Still waiting on the lines to be painted.
 - d) Discussed the status of the pending sale of 713 Habersham- still no closing statement.
 - i) William to monitor
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) No issues to report.
 - iii) One assessment remains outstanding, lien was filed.
 - iv) Reviewed new budget for 2026
 - v) Year end report on page 3.
 - b) Committee Reports
 - i) Architectural: Nothing to report
 - ii) Social: Nothing to report
 - iii) Pool: Pool closed for season. Nothing to report.
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Nothing to report
 - 4) New Business:
 - a) Steve Dillion stated that speed limit signs are on order and he will install when they arrive.
 - 5) Meeting Adjourned
Submitted: Jared Martin, Secretary. Approved (3-0-1) 1/15/2026 via email.

TREASURER’S REPORT

2026			
Opening Bank Balance		\$ 47,885.98	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 30,420.00	\$ 1,292.00	\$ (29,128.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 1,014.00	\$ -	\$ (1,014.00)
Late Fees Collected	\$ 231.00	\$ -	\$ (231.00)
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 32,065.00	\$ 1,292.00	\$ (30,773.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 60.00	\$ -	\$ 60.00
Bank Fees	\$ 59.00	\$ -	\$ 59.00
Postage/PO Box	\$ 250.00	\$ -	\$ 250.00
Insurance	\$ 2,750.00	\$ -	\$ 2,750.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 90.00	\$ -	\$ 90.00
Lien Filing Fees	\$ 100.00	\$ -	\$ 100.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 10,125.00	\$ 557.57	\$ 9,567.43
Common Area	\$ 5,000.00	\$ 201.00	\$ 4,799.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 900.00	\$ -	\$ 900.00
Website/Zoom Fees	\$ 160.00	\$ -	\$ 160.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,200.00	\$ -	\$ 2,200.00
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 1,100.00	\$ -	\$ 1,100.00
Incidental	\$ 1,500.00	\$ -	\$ 1,500.00
Total Expenditure	\$ 27,444.00	\$ 758.57	\$ 26,685.43
Net	\$ 4,621.00	\$ 533.43	\$ (4,087.57)
Balance		\$ 48,419.41	
	Bank Balance	\$ 48,419.41	1/7/2026

TREASURER'S REPORT- 2025 YEAR END

Opening Bank Balance	1/1/2025	\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 29,070.00	\$ 28,665.50	\$ (404.50)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 4.00	\$ 4.00
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 969.00	\$ 646.00	\$ (323.00)
Late Fees Collected	\$ 224.00	\$ 288.00	\$ 64.00
Lien fees Collected	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ 400.00	\$ 400.00
Total Income	\$ 30,663.00	\$ 30,412.50	\$ (250.50)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 60.00	\$ (30.00)
Bank Fees	\$ 10.00	\$ 64.00	\$ (54.00)
Postage/PO Box	\$ 287.00	\$ 239.00	\$ 48.00
Insurance	\$ 2,500.00	\$ 2,661.00	\$ (161.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 1,220.00	\$ 150.00
Prop Taxes	\$ 85.00	\$ 89.25	\$ (4.25)
Lien Filing Fees	\$ 100.00	\$ 129.39	\$ (29.39)
Health Department	\$ 250.00	\$ 250.00	\$ -
Pool	\$ 10,820.00	\$ 8,925.66	\$ 1,894.34
Common Area	\$ 5,000.00	\$ 3,597.88	\$ 1,402.12
Sunshine Cttee	\$ 225.00	\$ 73.25	\$ 151.75
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 245.00	\$ 155.88	\$ 89.12
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00
Electricity	\$ 2,400.00	\$ 2,153.67	\$ 246.33
Telephone	\$ 680.00	\$ 688.15	\$ (8.15)
Water	\$ 825.00	\$ 1,110.20	\$ (285.20)
Incidental	\$ 1,500.00	\$ 1,569.97	\$ (69.97)
Total Expenditure	\$ 27,977.00	\$ 23,103.45	\$ 4,873.55
Net	\$ 2,686.00	\$ 7,309.05	\$ 4,623.05
Balance		\$ 47,885.98	
	Bank Balance	\$ 47,885.98	12/31/2025