Hello Fellow Links HOA Residents,

I hope this note finds you well. Below is a brief mid-year 2026 financial summary of the Links HOA financial affairs. The below summary is based on financial results for the period January 1, 2026 – June 30, 2026.

Overall, I am very pleased with the financial results for the 6 months ending June 30, 2026. Links HOA net income is favorable to the approved 2026 Budget (excluding timing differences) $9,408. The favorable result is primarily driven by seven home sales and less than expected legal costs associated with the Links Bylaws update. Each home sale results in transfer fees of $1,150 which result in a positive budget variance. Other operating expenses are tracking very closely to Budget.

The Links HOA recently contracted with a vendor to repave Fairway Court. The repaving project cost $76,660. Funds for this project have been systematically and diligently reserved during the last 25 years. The total Road Reserve of $90,000 as of 6/30/26 results in a surplus of $13,340 after payment is made to the paving vendor. The surplus will be carried over to the next repaving project expected in 2051 and is available for sidewalk repairs that will be needed at some point in the future. As a result of the significant cash outlay used to repave the road, operating cash available to invest will be much less going forward.

Total Operating expenses are $1,980 favorable to Budget driven mostly by Professional fees. Legal costs are $1,727 favorable to budget driven by less than anticipated costs incurred for the Links HOA Bylaw update. Landscaping expenses (our largest line-item expenditure) are tracking very closely to Budget.

The Links HOA quarterly assessment of $1,115 has been paid by all residents. **The assessment is lower than all other communities within the Strand primarily because of cost savings derived though the volunteer efforts of residents within the Links and by prudently managing all expense line items.** The Links HOA is the only community within the Strand that does not use a management company to run the day-to-day affairs of the neighborhood. There are also several residents, in addition to the Links Board of Directors, that volunteer their time to the community resulting in lower operating expenses for the Association. All residents make this possible by being constructive and supportive of the Links HOA Board.

Links HOA Financial Statements as of 6/30/2026 have been posted to the Finance Section of the Links HOA Website. The statements include Income Statement, Balance Sheet, and Budget vs. Actual comparison of results

Please let me know if you have any questions or concerns.

Thank you.

Sal Leggio
Links HOA Treasurer