



# Oakland Mills Community Association

## Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

**Board Members:** Jonathan Edelson, Chair ~  
Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~  
Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~  
Karin Emery, Columbia Council Representative

**September 9, 2025**

### OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

**Link to YouTube recording of the September 9, 2025 OMCA Board Meeting:**

<https://youtu.be/IyEWH9p5UNQ>

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair (arrived 7:30 p.m.); Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; see resident list.

### Opening of Meeting

- **Mr. Fried** motioned to approve the August 26, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Ms. Pettiford-Thomas** motioned to approve the September 9, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

### New Business

#### *CA Budget Testimony*

**Ms. Warren** shared OMCA's previous 2024 CA Budget testimony (ATTACHMENT C). The Board discussed items to keep, remove, and add. The subject would be brought back for discussion during Old Business at a future Board meeting.

#### *OMCA Donation Policy*

**Ms. Warren** shared OMCA's Donation policy for the Board's review (ATTACHMENT D). The Board agreed to move forward with the call for donation requests.

### Old Business

#### *CB25-2025 Testimony*

The Board discussed written testimony that it intended to submit regarding CB25-2025 (ATTACHMENT E). The bill would extend the County's Aging in Place tax credit. The Board added a recommendation to

eliminate the cap on the tax credit altogether. **Mr. Fried** motioned to send the written testimony with revisions. **Dr. Pierce** seconded, and the motion passed (4-0-0).

#### **Board Chair**

**Mr. Edelson** reported that funds for the OMHS renovation were on track to being included on the HCPSS FY27 capital budget.

#### **CCR**

**Ms. Emery** said a Town Hall hosted by CA would be held at Slayton House on September 11 at 7:00 p.m. The Town Hall would give residents extra time to speak, and there would be presentations by CA staff. CA planned to hold more Town Hall meetings.

**Ms. Emery** reported that a new CA CFO had begun working, Shon McCollum.

#### **Village Manager Report**

**Ms. Warren** shared the revised FY25 Financials (ATTACHMENT F). **Mr. McCormack** motioned to approve the FY25 Financials as revised. **Mr. Fried** seconded, and the motion passed (5-0-0).

**Ms. Warren** shared her update on village operations (ATTACHMENT G).

**Ms. Warren** reported on a villages allocation formula meeting held the previous week with representatives from each village. At the meeting, it was decided that one representative from each village would attend future meetings. The Board agreed to send Ms. Warren as OMCA's representative.

**Ms. Warren** said the new OMCA Little Free Library was now ready to be installed. **Ms. Warren** thanked Mike Lilly from CA Open Space for preserving and artistically framing the old Little Free Library's sides, which had been painted by late OM staff member and friend, Reggie Smith. The preserved paintings would be hung in The Other Barn with a plaque.

#### **Bulletin Board**

**Mr. McCormack** asked Howard County Executive's Office Community Outreach Coordinator Vikki Garcia if there was an update on implementation of the homeowner infrastructure bill. She said the County Executive was aware of the issue and that it had come up in a County meeting. She would continue to update the Board on the issue.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:04 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



# Oakland Mills Community Association

## Village Board Meeting Minutes

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**Board Members:** Jonathan Edelson, Chair ~  
 Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~  
 Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~  
 Karin Emery, Columbia Council Representative

**August 26, 2025**

### OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

**Link to YouTube recording of the August 26, 2025 OMCA Board Meeting:**

[https://youtu.be/0m\\_AatXPlhg](https://youtu.be/0m_AatXPlhg)

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair (arrived 7:16 p.m.); Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:**; Karin Emery

**Quorum Present:** Yes

**Also Present:** Howard County Recreation and Parks Bureau Chief Mike Milani, Planner Scott Munroe, and Tournaments/Events Manager Jamie Ponton; Howard County Council District 2 Aide Ashley Alston; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; see resident list.

### Opening of Meeting

- **Dr. Pierce** motioned to approve the August 12, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Dr. Pierce** motioned to approve the August 26, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Paul Verchinski said he had sent the Board a copy of a petition for CB-59. The bill would extend Howard County's Aging in Place tax credit. Due to the credit's cap of eight years, many seniors were no longer able to use the tax credit. The new bill would remove the cap. 312 people had signed the petition so far, and Mr. Verchinski said he was hoping to push that number up to 500. A public hearing on the bill would take place on September 15, followed by a vote on October 6. A competing bill by the County Executive, CB-60, had also been introduced. Mr. Verchinski asked for the Board's support of CB-59 and that the Board put together a resolution supporting the bill. He also said that the County Executive had put forth CB-60, which would extend the credit for two years but maintain the cap. **Mr. Edelson** said the Board's next step would be to review the bills and discuss the subject at the next Board meeting.

## **New Business**

### ***Blandair Park Update***

Howard County Recreation and Parks Bureau Chief Mike Milani, Planner Scott Munroe, and Tournaments/Events Manager Jamie Ponton provided updates on Blandair Park. Tournaments and other events brought in considerable revenue for the County. 122 more parking spaces were being added just north of the new construction, near Rt. 175. Other topics discussed were parking on the road near the ADA playground, air horn noise, shuttles from area hotels to ease parking issues, display of OMCA banners pointing visitors to OM merchants, solar panels over parking spaces, and future plans for Blandair North.

### **Board Chair/Education Report**

**Mr. Edelson** reported that Oakland Mills High School underwent Phase II HVAC repairs over the summer. **Mr. Edelson** also reported that he had met the new principal of OMHS at the Meet and Greet held at The Other Barn.

### **Village Manager Report**

**Ms. Warren** shared her update on village operations (ATTACHMENT C). A Columbia Association Town Hall meeting would be held on September 11 at Slayton House. Registration was required. More info would be in the eNews.

### **Committees**

#### ***Architecture***

**Mr. Fried** commended OMCA Covenant Advisor Carrie Wenholz for doing a great job filling in on the largest RAC meeting of the year—one with nineteen applications.

#### ***Education***

Refer to the Board Chair Report above.

#### ***Open Space***

**Mr. McCormack** said he planned on holding the first Open Space meeting of the Board year during the second half of September.

#### ***Public Space***

**Dr. Pierce** reported he would be reaching out about the crosswalk/path at Rt. 108.

#### ***Tenant***

**Ms. Pettiford-Thomas** was working on getting tenant responses to a flooding issue.

### **Bulletin Board**

**Mr. McCormack** asked Howard County Community Outreach Coordinator Vikki Garcia to talk to Community Outreach Director Paul Thompson about the HOA Infrastructure bill since there had not been updates from the County Executive's office.

**Mr. Edelson** said funding would hopefully come in for the OMHS renovation in FY2027, with occupancy occurring in 2031.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:02 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



## Oakland Mills Board of Directors Meeting Agenda

**Board Members:** Jonathan Edelson, Chair, Bill McCormack Jr, Vice-Chair; Andrew Mark Fried, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

**Tuesday, September 9, 2025**

**7:00 p.m. Hybrid Meeting**

**In-person at The Other Barn**

5851 Robert Oliver Place, Columbia, MD, 21045

**OR Online via Zoom\*\* (participation not guaranteed due to possible tech issues):**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82741864553>

**Meeting ID: 827 4186 4553**

**One tap mobile**

**+13052241968,82741864553# UA**

## Oakland Mills Board of Directors

**7:00 p.m.**

### **Opening of Meeting (5 min)**

- Approve Minutes from August 26, 2025 Board Meeting
- Approve Agenda for September 9, 2025 Board Meeting

Jonathan Edelson, Board Chair

**7:05 p.m.**

### **Resident Remarks (3 minutes per resident, 10 minutes)**

Please note that meeting attendee's audio is muted. If you wish to participate in Resident Remarks please "raise your hand" which is one of the options available for participants and appears as an icon on the screen.

**7:15 p.m.**

### **NEW BUSINESS**

- **Discuss Testimony for Upcoming CA Budget,** Discussion (10 min)
- **Review Donation Policy (10 min)**

**7:35 p.m.**

### **OLD BUSINESS**

- **CB59-2025 Testimony, Discussion, Vote (10 min)**

**7:45 p.m.**

### **Board Chair Report, (10 min)**

Jonathan Edelson, Board Chair

<b>7:55 p.m.</b>	<b>Columbia Council Rep Report (10 min)</b>	Karin Emery, CA Rep
<b>8:05 p.m.</b>	<b>Village Manager Report (10 min)</b>	Brigitta Warren, Village Manager
<b>8:15 p.m.</b>	<b>Board Bulletin Board</b>	
<b>8:20 p.m.</b>	<b>Adjourn</b>	
<b>Upcoming Events</b>	Jazz in the Mills featuring Tiya Ade'	Sunday, September 14 <sup>th</sup> , 5pm-7:30 pm
	Taming the Bamboo Seminar	Wednesday, September 24 <sup>th</sup> , 6:30 pm
	Oakland Mills Fall Festival	Saturday, October 4 <sup>th</sup> , 11am to 3pm



**Oakland Mills Community Association**  
**The Other Barn • 5851 Robert Oliver Place**  
**Columbia, MD 21045**  
 410-730-4610 • oaklandmills.org



September 13, 2024

The Oakland Mills Board of Directors has compiled the following list of budget requests for the CA Conditional FY 26 budget.

**OMCA Budget Requests** – list is not in priority order

**Excess Cash Reserves** – Based on the current Management Contract, OMCA requests that CA continue to reinvest the excess 20% cash reserves back into the village that the reserves were submitted from and continue to use the funds on environmental sustainability projects. Such projects would benefit the contributing village and, due to the nature of the projects, provide environmental benefits beyond the village. Request CA provide an update on past excess cash reserve money that was to fund environmental projects.

**Play Area Repurposing and Redesign** – Implement and fully fund village-based policy as passed by CA Board for Play Area Repurposing and Redesign. Recreate some existing play areas to provide recreational opportunities for all ages and for multi-generational connections.

**2025 Pool Season** - CA FY26 budget should include funding for CA Aquatics so that all CA lifeguards can be paid appropriate and competitive salaries; and ensure that all 23 outdoor pools can open and be fully staffed for the duration of the FY25 pool season. Fund a multi-lingual recruitment initiative. Include Play Membership to all residents in good standing for no extra charge. Conduct a study to see what it takes to make Talbott Springs Pool ADA compliant.

**2<sup>nd</sup> Sheet of Ice at the Columbia Ice Rink** - Add a second sheet of ice to the Columbia Ice Rink; work in partnership with Howard County to create a state-of-the art ice arena.

**Preserve Tree Canopy** - Please follow, per the CA Policy, for 1 to 1 tree replacement where possible. Prioritize preserving trees before removing them.

**Removal of Invasive Species on Tree of Heaven** - CA to focus open space invasive species removal on Tree of Heaven (*Ailanthus altissima*) to minimize the impact that the lanternfly has on our area.

**Path from Orchard Green Tot Lot to Red Branch Road** - Funding for the CA portion of a proposed path from the Orchard Green tot lot to Red Branch Road. Work with the State Highway Administration and Colonial Pipeline to design and build a pedestrian/bike path from the Orchard Green tot lot along Route 108 to the light at Red Branch Road

**EV Charging Stations** - Funding for visible EV charging stations at the Columbia Ice Rink and CA Neighborhood Centers in Oakland Mills and at prominent locations at all CA facilities or work with Howard County and/or other entities to install through their partnership program.

**More/Better Quality Bike Racks at CA Facilities** - Install additional bike racks at CA facilities, avoiding wave or grid style racks which do not maximize available secure space.



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**Oakland Mills Community Association Donation Policy**

The Oakland Mills Community Association, Inc. may contribute funds as donations to non-profit organizations, if such funds are used to benefit the common good of the Oakland Mills community.

Donation requests should be submitted in writing to the Oakland Mills Board of Directors no later than October 15 of each year.

The Oakland Mills Board will review all requests at one time at a Board meeting. The Board will then vote on requests at a board meeting following the one that the requests were reviewed. This process allows time for board members to consider the requests.

Donations will be made in a fair and equitable manner.

The Oakland Mills Community Association, Inc. may raise funds or collect donated items at any time for the purpose of addressing the needs of Oakland Mills and the greater Columbia community. The Oakland Mills Board, at its discretion, may amend the rules of this policy on an as needed basis.

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**Procedure for Requesting a Donation from the Oakland Mills Community Association:**

Donation request should be submitted in writing to the OMCA Board of Directors no later than October 15 of each year.

Request should indicate the **name of the organization requesting funds**, the donation **amount requested** along with a short description of exactly **how the funds** will be used and **how the donation will benefit the Oakland Mills community**. **A copy of the organization's IRS Non-Profit Tax Exempt Determination Letter should be submitted with the request.**

Request should include the entity to which the donation check should be payable and the name and address of where the donation should be mailed.

OMCA will reply that we received your request within 5 business days. If you do not hear from OMCA after 5 business days please email Brigitta Warren, [manager@oaklandmills.org](mailto:manager@oaklandmills.org) to make sure your request was received.





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September 10, 2025

**TO:** Howard County Council Members

**FROM:** Oakland Mills Community Association  
Jonathan Edelson, Chair, Board of Directors

**SUBJECT: TESTIMONY IN SUPPORT OF Council Bill 59-2025**

The Oakland Mills Community Association (OMCA) in in support of Council Bill 59-2025, “*AN ACT amends the Howard County Code to remove the cap on the duration of the property tax credit for seniors and retired military personnel.*”

The Oakland Mills Village Board requests that the Howard County Council extend the “Aging in Place” credit beyond the 8-year limit. Many residents who qualify for this credit are long-term Howard County residents that live on a fixed income. Extending this credit would allow these residents to remain in Howard County and continue to be a vital part of our communities.

Oakland Mills Community Association  
The Other Barn  
5851 Robert Oliver Place  
Columbia, MD 21045

September 5, 2025

TO: Jackie Tuma, CPA, CFE, CA Director of Audit and Advisory Services Auditor  
Hunter Kraus, Senior Auditor, Office of Audit and Advisory Services  
Shawn MacInnes, CA President/CEO

FROM: Brigitta Warren, Village Manager, Oakland Mills Community Association

SUBJ: FY25, 4th Quarter Financial Variance Memo (Updated 9-5-25 following audit)

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**Revenue:**

4. **Interest:** Interest rate increases were not budgeted.

**Expenses:**

10. **Janitorial Wages:** Set up and Breakdown costs were overbudgeted.
12. **Payroll Benefits:** Per Management Contract, staff member added benefits after enrollment date so Oakland Mills covers employer benefit costs for sixth months. Worker's Comp insurance should have been under this category.
15. **Fees:** Oakland Mills has not accrued any legal fees as of close of 4th Quarter FY25.
17. **Business Expenses:** Pricing for items for staff events has increased significantly.
18. **Insurance:** Included Worker's Comp insurance in this category when it should have been included under Payroll Benefits.
19. **Advertising:** Alternative advertising for The Other Barn has been less expensive than anticipated.
21. **Other Printing:** Oakland Mills did not hold an election this year and did not need to send out a newsletter.
22. **Donations/Contributions:** Oakland Mills gave out additional donations at the end of FY25.
24. **Taxes:** Due to billing schedule taxes are under budget.
26. **Repairs and Maintenance:** Unexpected repairs due to renter misuse. Painting of kitchen and kitchen stairs area.
27. **Furniture and Fixtures:** Purchased 3 necessary replacement laptops.

**OAKLAND MILLS COMMUNITY ASSOCIATION**

**FINANCIAL STATEMENTS  
FY25 QUARTER 4 REVISED**

**APPROVALS:**

**Chairperson** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Jonathan Edelson**

**Village Manager** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Brigitta Warren**

**PREPARED BY:**

\_\_\_\_\_  
**Deborah L. Herman, CPA** **Date** 9/4/2025

Village: OAKLAND MILLS  
Fiscal Year: FY25  
Quarter: 4  
Date Prepared: 09/04/2025 REVISED

Input Cell

## SCHEDULE A

### BEGINNING CASH

1 Cash and Investments 318,408

### SOURCES OF FUNDS

2 Bank Loans & Other Loans  
during period (Increases Only)

a) Loan #1

b) Loan #2

c) Subtotal - Bank Loans & Other Income

0
0
0

3 Total Revenue - Year-to-Date 573,411

4 Proceeds from Sale of Capital 0

5 Subtotal - Funds from all Sources (lines 1 + 2c + 3 + 4) 891,819

### USES OF FUNDS

6 Total Expenses - Year-to-Date 562,302

7 Capital Expenditures Made During Period not  
Included in Line 6 above

5,958
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8 Subtotal - all disbursements  
(Lines 6 + 7) 568,260

9 Less Depreciation & Other Non-cash  
Charges Recorded in Line 6 Above 6,688

10 Disbursements Less Depreciation  
(Line 8 less Line 9) 561,572

11 Subtotal - (Line 5 minus Line 10) 330,247

### OTHER CHANGES

12 Other Current Assets - (Increases)/Decreases between  
4/30 of current year and 4/30 of prior year 4,184

13 Short-term Liabilities - Increases/(Decreases) between  
4/30 of current year and 4/30 of prior year (86,665)

14 Subtotal of changes in current assets and liabilities (Lines 12 + 13) (82,481)

### ENDING CASH

15 Cash and Investments 247,766

**Village:** OAKLAND MILLS  
**Fiscal Year:** FY25  
**Quarter:** 4  
**Date Prepared:** 09/04/2025 REVISED

### SCHEDULE TO COMPUTE CASH RESERVES LIMITATION

1)	Fiscal Year Expenses (exclusive of Depreciation)		555,614
2)	Percentage Calculation *	x	0.20
3)	<b>Operating Reserve</b>		<u>111,123</u>
4)	Village Association Cash and Investment Accounts:		<u>247,766</u>
5)	Adjustments		
	Accounts Payable	(+)	11,148
	Security Deposits	(+)	19,490
	Sales Tax	(+)	0
	Deferred Revenue - CA	(+)	0
	Deferred Revenue - Other	(+)	40,296
	Accrued Liabilities - Payroll	(+)	11,866
	Accrued Liabilities - Other	(+)	18,419
	Accounts Receivable	(--)	(1,240)
	Prepaid Expenses	(--)	0
		(+)	0
	Returned Village Contingency Funds	(+)	30,364
	Total Adjustments		<u>130,343</u>
6)	Reserve Account (line 4 minus line 5)		<u>117,423</u>
7)	Excess Cash Reserves (line 6 minus line 3)		6,300
8)	Audit fee allowance **		7,333
9)	Unspent CARES Act grants and tax credits		0
10)	<b>Remittance amounts (Line 7 minus line 8)</b>		<u>0</u>

\* Cash reserves held by each Community Association at the end of the fiscal year should be no more than 20% of the total expenses of the village for that year exclusive of depreciation and capital expenditures.

\*\* Enter 1/3 of anticipated audit fee in Year 1; 2/3 of anticipated audit fee in Year 2; and \$0 in Year 3 (the year the audit is conducted).

## Input cells

Village: OAKLAND MILLS  
 Fiscal Year: FY25  
 Quarter: 4  
 Date Prepared: 09/04/2025 REVISED

**STATEMENTS OF FINANCIAL POSITION**  
**May 1 - April 30**

	FY25	FY24	Variance
<b>ASSETS</b>			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	164,893	147,619	17,274
Cash (Savings Accounts)	60,707	149,312	(88,605)
Short term investments	22,066	21,378	688
Total Cash and Investments	247,766	318,408	(70,642)
Accounts Receivable	1,240	5,424	(4,184)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	1,240	5,424	(4,184)
Furniture, Fixtures and Leasehold Improvements	137,289	131,341	5,948
Accumulated Depreciation	(124,745)	(118,058)	(6,687)
Net Furniture and Fixtures	12,544	13,283	(739)
<b>TOTAL ASSETS</b>	<b>261,550</b>	<b>337,115</b>	<b>(75,565)</b>
<b>LIABILITIES AND NET ASSETS</b>			
Accounts Payable	11,148	2,671	8,477
Amount Payable to CA for excess cash reserves	0	0	0
Security Deposits	19,490	24,340	(4,850)
Sales Tax	0	0	0
Deferred Revenue - CA	0	92,635	(92,635)
Deferred Revenue - Other	40,296	41,565	(1,269)
Accrued Liabilities - Payroll	11,866	9,596	2,271
Accrued Liabilities - Other	18,419	17,078	1,342
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	101,219	187,884	(86,665)
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	149,222	163,816	(14,595)
Increase/(Decrease) in Unrestricted Net Assets for Year	11,110	(14,585)	25,695
Net Assets - Year-to-Date	160,331	149,231	11,100
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>261,550</b>	<b>337,115</b>	<b>(75,565)</b>

**Village:** OAKLAND MILLS  
**Fiscal Year:** FY25  
**Quarter:** 4  
**Date Prepared:** 09/04/2025 REVISED

**SUMMARY STATEMENTS OF ACTIVITIES**  
**May 1 - April 30**

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
<b><u>REVENUES</u></b>					
1 CA Annual Charge Share	92,635	370,540	370,539	1	355,573
2 Lease & Rental	2,269	180,768	154,000	26,768	128,056
3 Tuition & Enrollment	0	0	0	0	0
4 Interest	160	775	20	755	598
5 Special Events	2,579	21,209	20,000	1,209	27,902
6 Fees	0	0	50	(50)	0
7 Miscellaneous	0	120	400	(280)	557
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Revenue	<u>97,642</u>	<u>573,411</u>	<u>545,009</u>	<u>28,402</u>	<u>512,685</u>
<b><u>EXPENSES</u></b>					
9 Staff Salaries	60,657	297,580	307,000	(9,420)	278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	0
11 Contract Labor	1,208	7,317	7,500	(184)	10,053
12 Payroll Benefits	16,635	47,710	30,000	17,710	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380	23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)	35,771
15 Fees	6,166	18,561	28,000	(9,439)	19,700
16 Operating Expenses	2,240	7,986	7,700	286	5,113
17 Business Expenses	358	3,728	2,300	1,428	1,132
18 Insurance	(3,696)	7,982	11,000	(3,018)	7,640
19 Advertising	133	1,433	5,000	(3,567)	9,360
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	6,000	(6,000)	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	5,000
23 Special Events	2,296	24,537	25,000	(463)	28,569
24 Taxes	0	(791)	1,000	(1,791)	(235)
25 Utilities	12,614	40,203	40,000	203	42,171
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	20,744
27 Furniture & Fixtures	2,023	3,300	2,000	1,300	3,352
28 Total Expenses Before Depreciation	<u>127,384</u>	<u>555,614</u>	<u>560,250</u>	<u>(4,636)</u>	<u>520,434</u>
29 Depreciation	<u>0</u>	<u>6,688</u>	<u>8,900</u>	<u>(2,213)</u>	<u>6,836</u>
30 Total Expenses	<u>127,384</u>	<u>562,302</u>	<u>569,150</u>	<u>(6,848)</u>	<u>527,270</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(29,742)</u>	<u>11,110</u>	<u>(24,141)</u>	<u>35,251</u>	<u>(14,585)</u>

## Input cells

Village: OAKLAND MILLS  
 Fiscal Year: FY25  
 Quarter: 4  
 Date Prepared: 09/04/2025 REVISED

## DETAILED STATEMENTS OF ACTIVITIES

May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
<b>REVENUES</b>					
1 CA Annual Charge Share	92,635	370,540	370,539	1	355,573
A. CA Base Annual Charge Share	87,205	348,820	348,818	2	336,456
B. CA Medical Reimbursement	5,061	20,244	20,245	(1)	17,459
C. Other CA Reimbursement	369	1,476	1,476	0	1,658
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	2,269	180,768	154,000	26,768	128,056
A. Room Rentals	(11,636)	146,283	125,000	21,283	100,540
B. Leases	12,855	28,610	28,000	610	21,871
C. Retained Deposits	1,050	5,875	1,000	4,875	5,645
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	160	775	20	755	598
5 Special Events	2,579	21,209	20,000	1,209	27,902
6 Fees	0	0	50	(50)	0
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	50	(50)	0
7 Miscellaneous	0	120	400	(280)	557
A. Sales	0	120	400	(280)	390
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	168
8 Gain/loss on Disposal of Asset	0	0	0	0	0
<b>Total Income</b>	<b>97,642</b>	<b>573,411</b>	<b>545,009</b>	<b>28,402</b>	<b>512,685</b>



Village: OAKLAND MILLS  
Fiscal Year: FY25  
Quarter: 4

**DETAILED STATEMENTS OF ACTIVITIES**  
**May 1 - April 30**

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
<b>EXPENSES</b>					
9 Staff Salaries	60,657	297,580	307,000	(9,420)	278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	0
11 Contract Labor	1,208	7,317	7,500	(184)	10,053
12 Payroll Benefits	16,635	47,710	30,000	17,710	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380	23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)	35,771
A. Cleaning Service	5,325	24,922	25,000	(79)	25,535
B. Setup & Breakdown	2,000	11,058	14,000	(2,942)	8,153
C. Floors, Carpets and Windows	25	461	250	211	248
D. Supplies	3,322	5,221	2,500	2,721	1,835
15 Fees	6,166	18,561	28,000	(9,439)	19,700
A. Accounting	975	3,870	5,000	(1,130)	3,690
B. Legal	0	0	10,000	(10,000)	2,943
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	3,441	5,749	3,000	2,749	3,702
F. Other	1,750	8,942	10,000	(1,058)	9,365
16 Operating Expenses	2,240	7,986	7,700	286	5,113
A. Office Supplies	1,204	3,118	2,000	1,118	162
B. Program Supplies	88	225	500	(275)	2,240
C. Cost of Goods Sold	0	0	100	(100)	200
D. Postage	73	274	2,800	(2,526)	648
E. Staff Development	0	55	150	(95)	159
F. Catering/Food Service	0	0	150	(150)	0
G. Other	876	4,315	2,000	2,315	1,704
17 Business Expenses	358	3,728	2,300	1,428	1,132
A. Mileage	148	323	600	(277)	532
B. Food (Business Meals)	209	2,613	1,500	1,113	512
C. Other	0	791	200	591	88
18 Insurance	(3,696)	7,982	11,000	(3,018)	7,640
19 Advertising	133	1,433	5,000	(3,567)	9,360
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	6,000	(6,000)	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	5,000
23 Special Events	2,296	24,537	25,000	(463)	28,569
24 Taxes	0	(791)	1,000	(1,791)	(235)
25 Utilities	12,614	40,203	40,000	203	42,171
A. Gas & Electric	10,650	30,886	32,000	(1,114)	33,599
B. Water & Sewer	397	2,223	2,200	23	2,413
C. Telephone	1,566	7,093	5,800	1,293	6,159
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	20,744
A. Building	3,437	14,704	10,000	4,704	16,510
B. Equipment	673	2,233	3,000	(767)	4,234
C. Rental	15	15	0	15	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	2,023	3,300	2,000	1,300	3,352
28 Total Expenses Before Depreciation	127,384	555,614	560,250	(4,636)	520,434
29 Depreciation	0	6,688	8,900	(2,213)	6,836
30 Total Expenses	127,384	562,302	569,150	(6,848)	527,270
<b>Increase/(Decrease) in Unrestricted Net Assets</b>	<b>(29,742)</b>	<b>11,110</b>	<b>(24,141)</b>	<b>35,251</b>	<b>(14,585)</b>

**Manager's Report  
Oakland Mills Community Association  
September 9, 2025**

**Revised FY25 Qtr. 4 Financials**

- Following the audit, FY25 Qtr. 4 Financials had to be revised. I have highlighted the changes made.

**Event Update**

- Jazz in the Mills featuring Tiya Ade' is on Sunday, September 14th. Tickets are still available online and at The Other Barn and are \$25/ticket.
- Amy is still looking for vendors for the 2025 Fall Festival. The Festival will be held on Saturday, October 4<sup>th</sup>, from 11 am to 3 pm.
- OMCA will host a Bamboo Workshop titled: "Taming the Bamboo." It will be held on September 24<sup>th</sup> at 6:30 pm at The Other Barn. We have asked attendees to register in advance.
- Oakland Mills will host another tree giveaway in October. An email went out yesterday to residents to sign up for a tree for distribution the week of October 6<sup>th</sup>. Trees are given out on a first come first served basis.
- Save the date for a New Resident/Volunteer Dinner on Monday, November 3<sup>rd</sup>. Invitations will go out via mail for new residents and via email for volunteers by the end of September.

**Audit**

- The auditors have sent the DRAFT report for review. The final report should be ready by this week.

**Allocation Formula**

- The Village Managers and Board Chairs/Vice-Chairs met on Friday via Zoom. It was agreed that each village would send one representative, either their Village Manager or their Board Chair/Vice-Chair, to review the current allocation formula.

**Stevens Forest Neighborhood Center**

- Columbia Association completed the renovations at Stevens Forest NC on Friday, September 5<sup>th</sup>. During the summer, insulation of duct work took place due to some condensation issues. The flooring, bathroom fixtures, and countertop were replaced. The walls were painted and everything was refreshed. The Village in Howard began their contracted rental period yesterday, September 8<sup>th</sup>.

**Thank you!**

- A big thank you to Mike Lilly, CA Open Space, who took the painted wood sides of the old Little Free Library that had been painted by the late OM staff and friend, Reggie Smith, and created beautiful hangings for The Other Barn. This was above and beyond, and we are very thankful.

The new Little Free Library hopefully will be installed in time for the Oakland Mills Fall Festival.