

GWHOA				
TREASURERS REPORT	**QUARTERLY**		4/1/2025	
(per BANK Account)				
DATE	Explanation	\$\$\$	BALANCE	
12/31/2024	BALANCE-Beginning	-	\$ 5,666.51	
1/6/2025	PORTER #118**	\$ (25.00)		
1/7/2025	CARR #119**	\$ (25.00)		
1/31/2025	BALANCE-Ending	\$ (50.00)	\$ 5,616.51	
	JANUARY-Bank		\$ 5,616.51	ATTACHED
1/31/2025	BALANCE-Beginning	-	\$ 5,616.51	
	DUES Deposits	\$ 9,300.00		
2/4/2025	GAINER #120**	\$ (17.15)		
		\$ -		
2/28/2025	BALANCE-Ending	\$ 9,282.85	\$ 14,899.36	
	FEBRUARY-Bank		\$ 14,899.36	ATTACHED
2/28/2025	BALANCE-Beginning	-	\$ 14,899.36	
	DUES Deposits	\$ 4,800.00		
3/4/2025	USPS #121**	\$ (9.68)		
3/27/2025	SCHMALHOFER #123**	\$ (15.88)		
3/31/2025	BALANCE-Ending	\$ 4,774.44	\$ 19,673.80	
	MARCH-Bank		\$ 19,673.80	ATTACHED
	**Documentation Attached (Outstanding Check-\$17.15)			

1 of 12

Dear Getz's Woods Neighbors,

From when we volunteered to serve on the GWAHA Board we have endeavored to post all required financial information to the GWAHA website. This includes-Quarterly Treasurer's Reports with bank statements, copies of paid bills, Annual reports, Insurance, and the 1120-H tax return.

A few neighbors have questioned our "record keeping" and in case anyone else had any questions I thought the below might be helpful.

Over the years many of you have also served on the Board and/or as Officers and know that the Association has always tried to hold Annual Meetings, to distribute minutes, budgets and financials, and to file required tax returns.

The current Board intends that our website will make it easier to maintain an archive of records for any reasonable person to review.

As always if anyone has any questions, please do not hesitate to contact the Board.

### **INSTRUCTIONS to 1120 2024-from the IRS website:**

#### Recordkeeping

Keep the corporation's records for as long as they may be needed for the administration of any provision of the Internal Revenue Code. Usually, records that support an item of income, deduction, or credit on the return must be kept for 3 years from the date the return is due or filed, whichever is later. Keep records that verify the corporation's basis in property for as long as they are needed to figure the basis of the original or replacement property.

The corporation should keep copies of all filed returns. They help in preparing future and amended returns and in the calculation of earnings and profits.

### **From the Uniform Planned Community Act of Pennsylvania:**

PA CS 68 Section 5316 (a) Financial records. --The association shall keep financial records sufficiently detailed to enable the association to comply with section 5407 (relating to resales of units). All financial and other records shall be made reasonably available for examination by any unit owner and authorized agents.

PA CS 68 Section 5407 Resales of Units (6) The most recent regularly prepared balance sheet and income and expense statement, if any, of the association. (7) The current operating budget of the association.



US759 | BR309 | 2  
ROP 450  
P.O. Box 7000  
Providence, RI 02940

## Business Account Statement

Page 1 of 5

Beginning January 01, 2025  
through January 31, 2025

**Questions? Contact us today:**



**CALL:**  
Business Account Customer  
Service  
1-800-862-6200



**VISIT:**  
Access your account online:  
[citizensbank.com](http://citizensbank.com)



**MAIL:**  
Citizens  
Customer Service Center  
P.O. Box 42001  
Providence, RI 02940-2001

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
PO BOX 132  
LANDISVILLE PA 17538-0132

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
Clearly Better Business Checking  
XXXXX [REDACTED]

### Clearly Better Business Checking for XXXXX [REDACTED]

#### Balance Calculation

Previous Balance		5,666.51
Checks	-	50.00
Debits	-	.00
Deposits & Credit	+	.00
<b>Current Balance</b>	<b>=</b>	<b>5,616.51</b>

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on February 28, 2025.

#### TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	5,666.51
118	25.00	01/07	119	25.00	01/06	Total Checks
						50.00

Please See Additional Information on Next Page



**GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.**

**PO BOX 132**

**LANDISVILLE, PA 17538**

January 2, 2025

Mr. and Mrs. Stanley Porter

1090 Hunters Path

Lancaster, PA 17601

Dear Stanley,

Enclosed is a check in the amount of \$25.00 to reimburse you for your electric costs for the entrance sign lights in 2025.

Should you have any questions please do not hesitate to contact anyone on the Board.

On behalf of the Association we Thank You both for your help in illuminating the sign!

Sincerely,

Bruno S. Schmalhofer,

On behalf of the Board

Enclosure

ck # 118

All approved.

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

PO BOX 132

LANDISVILLE, PA 17538

January 2, 2025

Mr. and Mrs. Conrad Carr

1091 Hunters Path

Lancaster, PA 17601

Dear Conrad,

Enclosed is a check in the amount of \$25.00 to reimburse you for your electric costs for the entrance sign lights in 2025.

Should you have any questions please do not hesitate to contact anyone on the Board.

On behalf of the Association we Thank You both for your help in illuminating the sign!

Sincerely,

Bruno S. Schmalhofer,

On behalf of the Board

Enclosure

ck # 119

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GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
Clearly Better Business Checking  
XXXXXX [REDACTED]

### Clearly Better Business Checking for XXXXX [REDACTED]

#### Balance Calculation

Previous Balance		5,616.51
Checks	-	17.15
Debits	-	.00
Deposits & Credit	+	9,300.00
<b>Current Balance</b>	=	14,899.36

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on March 31, 2025.

#### TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	5,616.51
120	17.15	02/04				<b>Total Checks</b>
						- 17.15

Please See Additional Information on Next Page

## Clearly Better Business Checking for XXXXX [REDACTED] Continued

Deposits & Credits			Total Deposits & Credits	
<i>Date</i>	<i>Amount</i>	<i>Description</i>	+	
02/14	6,300.00	DEPOSIT		9,300.00
02/19	300.00	MOBILE DEPOSIT		
02/21	300.00	MOBILE DEPOSIT		
02/21	300.00	MOBILE DEPOSIT		
02/21	300.00	MOBILE DEPOSIT		
02/21	300.00	MOBILE DEPOSIT		
02/24	300.00	MOBILE DEPOSIT		
02/24	300.00	MOBILE DEPOSIT		
02/24	300.00	MOBILE DEPOSIT		
02/28	300.00	MOBILE DEPOSIT		
02/28	300.00	MOBILE DEPOSIT		

Daily Balance						Current Balance	
<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	=	
02/04	5,599.36	02/19	12,199.36	02/24	14,299.36		
02/14	11,899.36	02/21	13,399.36	02/28	14,899.36		14,899.36





1956 Fruitville Pike  
Lancaster, PA 17601-3916  
717.581.1239

January 22, 2025 4:11 PM  
Receipt #: LNSK00609798

FedEx Express \$17.15  
FedEx 2Day  
771610561759

Recipient Address  
Mr. & Mrs. Craig Gullakson  
1019 Chapel Forge Dr  
LANCASTER, PA 17601, US

Scheduled Delivery Date: 01/24/2025  
Pricing Option: One Rate  
Package Information: FedEx Envelope  
Additional Services:  
Indirect Signature Required  
FEDEX\_ONE\_RATE  
EMAIL\_NOTIFICATION  
Package Weight: .20 lb (S)  
Declared Value: \$1

Express Subtotal \$17.15

Tax  
Total \$17.15

\*\*\*\*\* PURCHASE \*\*\*\*\*  
APPROVED

Warning letter

Reimbursed 2/3/25  
check # 120

All approved.

Sent from my iPhone  
Mark D. Gainer

\$17.15





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P.O. Box 7000  
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Beginning March 01, 2025  
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Providence, RI 02940-2001

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
Clearly Better Business Checking  
XXXXXX [REDACTED]

### Clearly Better Business Checking for XXXXXX [REDACTED]

#### Balance Calculation

Previous Balance		14,899.36
Checks	-	25.56
Debits	-	.00
Deposits & Credit	+	4,800.00
<b>Current Balance</b>	<b>=</b>	<b>19,673.80</b>

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on April 30, 2025.

#### TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

**Checks** (Note - checks that are present out of numeric sequence are denoted with an asterisk (\*))

						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	14,899.36
121	9.68	03/04	123*	15.88	03/27	Total Checks
						25.56

Please See Additional Information on Next Page

## Clearly Better Business Checking for XXXXX [REDACTED] Continued

Deposits & Credits			Total Deposits & Credits	
<i>Date</i>	<i>Amount</i>	<i>Description</i>	+	
03/03	300.00	MOBILE DEPOSIT		4,800.00
03/03	300.00	MOBILE DEPOSIT		
03/03	300.00	MOBILE DEPOSIT		
03/03	300.00	MOBILE DEPOSIT		
03/03	300.00	MOBILE DEPOSIT		
03/10	300.00	MOBILE DEPOSIT		
03/10	300.00	MOBILE DEPOSIT		
03/14	1,500.00	DEPOSIT		
03/21	1,200.00	DEPOSIT		

Daily Balance						Current Balance	
<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	=	
03/03	16,399.36	03/10	16,989.68	03/21	19,689.68		19,673.80
03/04	16,389.68	03/14	18,489.68	03/27	19,673.80		

1120H



LANDISVILLE  
241 ELIZABETH ST  
LANDISVILLE, PA 17538-9998  
(800)275-8777

02/28/2025

10:09 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Kansas City, MO 64999			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Tue 03/04/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 1858 4367 27			
Return Receipt			\$4.10
Tracking #:			
9590 9402 8788 4005 2966 09			
Total			\$9.68

Grand Total: \$9.68

Personal/Bus Check # 121 \$9.68

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

NOW HIRING - JOIN OUR TEAM!  
\$15.00 to \$18.62 per hour  
depending on position  
APPLY ONLINE at [www.usps.com/careers](http://www.usps.com/careers)  
Use Keyword Search  
"Type City of Interest within PA"

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device,



or call 1-800-410-7420.

All Approved

UFN: 414428-0538  
Receipt #: 840-51750084-2-6349873-2  
Clerk: 16



Order Confirmation from Walmart Check Printing

From WalmartChecks@checks-and-forms.com <WalmartChecks@checks-and-forms.com>

Date Fri 2/21/2025 8:45 AM

To bruno.schmalhofer@outlook.com <bruno.schmalhofer@outlook.com>



Customer Care

High-Security Checks Deposit Supplies Envelopes Stamps

Order Confirmation.

**Hi Getz's Woods Homeowners Assoc Inc ,**

Thank you for ordering from Walmart Check Printing\*. Your satisfaction is our top priority. Below you will find a summary of your order. Please take a minute to verify that all of the information is correct.

Order Details

**ORDER NUMBER:**

[REDACTED]

**RECEIVED:**

2/21/2025 7:44:18 AM

**STATUS:**

Your order is complete!

Order Summary

Note: Items may ship separately and arrive on separate days.

**Blue Secure Checks (W5 - Singles - 1 pack \$10.99)**

**Deliver to:**

Getz's Woods Homeowners Assoc Inc  
PO Box 132  
Landisville, PA 17538

**Personalization:**

Getz's Woods Homeowners Assoc Inc  
PO Box 132  
Landisville, PA 17538

**Shipping:** Standard (non-trackable) (Est. Arrival: Wednesday 3/12)\$3.99

**Bank Imprint:**

Citizens Bank

IMPORTANT: Walmart Check Printing guarantees the quality of our products and services, however, we cannot be responsible for spelling errors.

**Product Subtotal:** \$10.99

**Shipping** \$3.99

**Processing:** INCLUDED

**Tax:** \$0.90 (Taxes are calculated based on delivery address of items.)

**TOTAL:** \$15.88

**SALES SUPPORT**

Monday through Friday 7:00 a.m. to 7:00 p.m. (CST)

Closed Saturday and Sunday

*Walmart + checks, approved.*

*rec'd 3/3/25*

*check # 173*

*3/22/25*

*Reimbursement TO BSS.*