

Villas at the River Homeowners Association
Treasurer's Report
July 31, 2018

Highlights as of July 31, 2018

Summary

It has been an interesting year for us thus far from a financial perspective.

- The Board approved a budget for 2018 that required a **\$15 per month increase** in dues per unit and **generated a deficit of \$12,285.**
- We had **record snow removal costs** - \$50,786 in total **Winter Expenses, over budget \$16,333.**
- The **flood on Riverview Lane** required the services from Beaudoin of a generator costing \$8,769 to keep our **lift station** going. We are **over budget for the year** by **\$5,825** in this account. We also paid CID \$2,100 from the Landscaping account for flood related clean-up and Mark Carlock's time.
- Leaking roofs caused damage to two units that will cost approximately \$9,500 to repair. We have spent \$5,586 thus far.
- The budgeted \$20,000 for **crack-filling will not be done** this year. It is part of the budget amount for the Building Exterior Maintenance.

The **bottom line** is that the cash at the end of the year 2017 of \$60,364 needs to cover these over budget amounts, adjusted by the cost of the \$20,000 for crack filling that is being delayed. **The result is \$36,421 of "free cash" so far** (\$60,364 less \$12,285 planned budget deficit, \$16,333 in Winter Services, \$5,825 for the Lift Station and the \$9,500 for repairs to the two units yet to be paid and plus \$20,000 for the delay in crack filing. We will keep an eye on this for the rest of this year.

General Accounts – in addition to above:

- **General Dues** adjusted for prepaid amounts are overbudget by \$177 through July.
- **Fountains** under the Ponds account were repaired and installed at a cost of \$2,024 in May.
- Total **Landscaping** costs are under budget \$2,317 through July:
 - **Landscaping Labor** - Paid CID & Second Nature \$2,100 for flood cleanup. Paid Second Nature \$5,370 for weeding and pre-emergent application. Paid CID \$6,691 for landscaping work through July. **We are over budget \$2,211 for the year in Landscaping Labor account.** There is still some room in the Landscaping Materials account.
 - **Fall Clean-up** - 2017 fall cleanup expenses of \$1,890 paid in 2018.
 - **Mulch & Labor** - Paid Second Nature and CID \$11,959 for mulch and its installation, we are over budget for the year by \$1,959.
- Total **Sewer, Water & Trash** accounts are over budget by \$5,464 through July chiefly due to the generator needed during the flood.
- **Adjusted Net Income** is a loss of \$17,074, compared to a budgeted loss of \$31,621, over budget by \$14,548 as of July 31, 2018.

Capital Reserve dues are \$200 over budget through June. For Expenses we have had total costs of \$25,085 thus far:

- Purchased LED lights for the South Aerator on the large pond \$1,830
- Completed the sprinkler vault modifications project \$6,500
- Paid \$13,995 for two AC/Heating units in the Clubhouse.
- Paid \$2,760 for insulation inspections – 50% Down Payment

As of the end of the year, our **Balance Sheet** shows:

- General Cash Account: \$ 50,828
- Capital Reserve Account: \$ 120,473

Aug 22, 2018: Transferred from Cash to Capital Reserve \$10,800 for July Capital Reserve dues. Transferred from Capital Reserve to Cash \$15,355 for Capital Reserve items paid from the General Account in July - \$2760 for insulation inspections (50% downpayment) and \$12,585 for the remainder due on the two AC/Heating units in the Clubhouse.