

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

Highlights as of October 31, 2018

Summary

There were a number of issues that occurred at the beginning of the year that caused concern:

- 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** - \$50,783 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 has cost approximately \$8,885 to repair. Repairs and payments are complete.
- 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. Other areas of savings include:
 - Working Capital Funds received from new home owners total \$3,700, none were budgeted.
 - Fence Maintenance: Budgeted \$10,250, spent \$388 thus far.
 - Legal Services: Budgeted \$2,500, no expenses are planned.
 - Insurance: Forecasting savings of approximately \$3,350.

Mary Huber, Pam Fetke and Jean Bloomquist met in early October to forecast results for the rest of 2018. The forecast shows a loss of \$15,570 which is \$3,285 more than the budgeted loss of \$12,285. Our beginning cash balance as of January 1, 2018 was \$60,364. This will mean our ending balance is forecasted to be \$44,794. We will watch this closely for the rest of the year.

General Accounts – in addition to above:

- **General Dues** adjusted for prepaid amounts are overbudget by \$162 through October.
- **Fountains** under the Ponds account were repaired and installed at a cost of \$2,024 in May.
- **Sidewalk/Patio Slab Maintenance** under the Building Exterior Maintenance has expenses of \$3,276 through October, for power washing (for the first time) and repairs to concrete. It is over budget for the year by \$2,437.
- Total **Landscaping** costs are over budget \$7,034 through October:
 - **Landscaping Labor** - Paid CID & Second Nature \$2,100 for flood cleanup. Paid Second Nature \$5,370 for weeding and pre-emergent application. Paid CID \$9,560 for landscaping work through October. **We are over budget \$5,080 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.

- In September, we paid A&A Tree Service to **remove dead trees** along the river and in other places for a cost of \$8,900, over budget by \$2,400. These trees could not wait another year. An additional \$750 will be spent in this account before the end of the year.
- Total **Sewer, Water & Trash** accounts are over budget by \$5,601 through October chiefly due to the generator needed during the flood.
- **Adjusted Net Income** is a loss of \$17,739, compared to a budgeted loss of \$18,562 - over budget by \$823 as of October 31, 2018.

Capital Reserve dues are \$200 over budget through October. For Expenses we have had total costs of \$82,839 thus far:

- Purchased LED lights for the South Aerator on the large pond \$1,830. Also replaced Small Pond Fountain for \$5,985.
- Completed the sprinkler vault modifications project \$6,500
- Paid \$13,995 for two AC/Heating units in the Clubhouse.
- Paid \$5,520 for insulation inspections to ALC Maintenance.
- Paid \$3,798 paid to Midwest Roofing for roof issues noted during ALC Maintenance inspections.
- Paid \$1,371 to Beaudoin for installation of the small pond fountain.
- Paid \$2,955 to Second Nature installation of a swale and french drain.
- Paid \$39,600 to ALC Maintenance for 50% down on the insulation improvement project.
- Paid \$720 to ALC Maintenance for 50% down on water heater venting issues.
- Paid \$565 to ALC Maintenance for 50% down on the sewer lift station valve installation.

As of October 31, 2018, our **Balance Sheet** shows:

- General Cash Account: \$ 56,063
- Capital Reserve Account: \$ 76,581

November 14, 2018: Transferred from Cash to Capital Reserve \$10,000 for October Capital Reserve dues. Transferred from Capital Reserve to Cash \$2,955 the installation of a swale and french drain paid from the General Account in October.