

Villas at the River Homeowners Association

Treasurer's Report

August 31, 2020

Summary

Overall, after adjustment for prepaid dues, our General Account had net income of \$36,024 through August 2020 compared to the budget of \$2,210 resulting in \$33,813 over budget due chiefly to lower than expected snow removal, utility and phone costs and delayed costs for mowing. Here are a few notes through August.

General Accounts

- **General Dues** after adjustment for Prepaid Dues are \$220,862 and are \$62 over budget through August.
- **Administration Expenses** included the quarterly business owners and umbrella insurance payments of \$21,682. Total Administrative expenses are under budget \$192. We expect to be over budget at the end of the year due to higher than budgeted legal services.
- Under **Clubhouse Expenses** cleaning services were suspended after March 19th due to coronavirus mandates and resumed in June (two times a week). We began paying CID for cleaning the Clubhouse daily once the Pool, Library and Exercise Room opened on 6/8/2020 to follow recommendations during the coronavirus epidemic. Total Clubhouse expenses are under budget \$1,332 through August.
- **Pond** expenses show that we paid PLM Lake & Land Management Corp \$200 for the permit fee and prepaid for Weed & Algae treatments - two of each – for an additional \$736. The fountains have been installed. The one in the small pond was removed due to cavitation issues. It was reinstalled in July with the filtration screen removed thanks to Mark Coons and Bill Langbehn at no additional cost. The spray pattern is not the same but it seems to be working fine. We are under budget \$815 in this account as of the end of August.
- For the **Pool**, we have paid Berrien County \$90 for the 2020 pool license in addition to the monthly expense for the phone. The pool opened on June 8th. The pool is under budget \$2,502 as of August due to the later opening date. We have paid for Burns Service Help for the daily pool cleaning service. Burns Service Help also agreed to clean the pool area once a day to follow recommendations during the coronavirus epidemic.
- Total **Snow Removal Services** paid in 2020 are \$15,883 for the period 11/12/2019 – 2/27/2020 which are under budget \$23,467 to date. An additional \$6,000 has been budgeted for December.
- Through August, we have paid VC sales \$15,007 to align gutters for 19 buildings (5-18, 20-24). All buildings are complete. We also paid Midwest Roofing \$3,111 thus far for roof repairs. Consider It Done has been busy working on downspout issues and has been paid \$2,833 for labor and materials. CID has also been working on fences – building a privacy fence at Bldg 11 and painting others for \$1,457. **Building Exterior Maintenance** expenses are over budget by \$3,846. We had thought that more units would have gutters aligned in the fall of 2019 which will now be done this year. Most likely we will be over budget due to this.
- **Landscaping Expenses** total \$55,521 and are under budget \$9,031 through August. We paid \$13,495 for mulch materials and labor – budgeted at \$12,000. More areas required mulching in 2020 compared to 2018 when the last mulch was applied. Mowing began April 28th and we have now paid for services through July, under budget \$2,700. We are under budget \$2,592 in utility expenses for landscaping items as we had anticipated increases in 2020. The sprinklers are working and we are under budget \$3,396 for sprinkler and well repairs. Dave Kett handled a pressure relief valve issue on the well near Bldg 3 for a small cost for parts.
- **Sewer, Water & Trash** expenses total \$37,884 and are \$892 under budget through August. We paid Beaudoin \$1,448 to reset pumps in March, \$1,609 in June to pull and clean the lift station pumps and \$310 in July to reset pumps. Water Expenses are over budget \$924 as of the end of August.

Capital Reserve dues after adjustment for Prepaid Dues are \$73,600 and are on budget as of August 31, 2020. We deposited final **2019 Assessments** of \$2,992 in January for a total of \$355,242.

Capital Reserve Expenses net to be \$104,770 In 2020 through August:

Project Summaries:

Vent Cap Project:

Proposed Cost: \$49,600.
Pd: \$43,400 through 12/31/2019
2020 Refund: \$24,600 on 5/9/2020
Pd: \$5,060 for remaining vent caps.
Net Project Cost to Date: \$23,860

Insulation Project:

Inspections: \$5,520
Insulation Project Total Cost: \$3300 per unit or \$303,600
Pd: \$204,600 through 12/31/2019
2020 Payments: \$92,400
Insulation Project Final Total: \$297,000 + \$5,520 = \$302,520

Mailbox & Sign Project:

2020 Payments: \$8,803 for mail box purchases plus reimbursement of supplies.

Lift Station Pumps:

Acquiring two lift station pumps from Kennedy Industries under their +1 Program. Paid \$18,715 for labor and materials to install them plus \$7,435 for year one of five years (\$7,435 per year) for the pumps. This includes a 5-Yr preventative maintenance program, 5-Yr 100% non-prorated warranty including pump removal and installation. At end of five years, renew the program with new pumps at the new rate which includes installation and startup. Other option is to purchase the existing pumps at a discounted rate not to exceed \$8,000, remove the 100% warranty and proceed with field maintenance as requested billed only for time and material.

Balance Sheet

Here is our Balance Sheet Summary as of 8/31/2020:

111 United Federal Credit Union - General Acct	115,372.30
114 UFCU MM (Capital Reserve Acct)	1,000.06
117 UFCU - Liquid Share Certificate - 5/14/2020 - 12 mon term	218,816.49
118 Chemical Bank - 11 mon. CD 5/7/2020 due 4/7/2021	<u>100,252.27</u>
Total Bank Accounts	<u>435,441.12</u>

Fund Balances:	8/31/2020	After transfer*
General Fund	115,372.30	110,596.03
Capital Reserve Fund	320,068.82	324,845.09
	<u>435,441.12</u>	<u>435,441.12</u>

*** Transfer from General Acct to Capital Reserve Fund:**

August 2020 Capital Reserve Dues	7,800.00
Mailbox & Sign Project Expenses – August	(3,023.73)
Net Transfer	<u>4,776.27</u>