

Villas at the River Homeowners Association

Treasurer's Report

July 31, 2020

Summary

Overall, after adjustment for prepaid dues, our General Account had net income of \$38,041 through July 2020 compared to the budget of \$3,891 resulting in \$34,149 over budget due chiefly to lower than expected snow removal, utility and phone costs and delayed costs for legal and mowing. Here are a few notes through July.

General Accounts

- **General Dues** after adjustment for Prepaid Dues are \$192,687 and are \$513 under budget through July.
- **Administration Expenses** included the quarterly business owners and umbrella insurance payments of \$14,464. Total Administrative expenses are under budget \$2,711 due to later than expected costs for 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 \$1,445 through July.
- **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 \$390 in this account as of the end of July.
- 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 \$2,175 as of July due to the later opening date. We have paid for Burns Service Help for the daily pool cleaning service through the end of June. 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 July, we have paid VC sales \$11,767 to align gutters for 15 buildings (8-16, 18, 20-24). Four buildings remain. 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 \$2,100 for labor and materials. CID has also been working on fences – building a privacy fence at Bldg 11 and painting others for \$1,338. **Building Exterior Maintenance** expenses are over budget by \$2,518. 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 \$47,202 and are under budget \$6,411 through July. 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 June, under budget \$2,020 We are under budget \$2,770 in utility expenses for landscaping items as we had anticipated increases in 2020. The sprinklers are working and we are under budget \$946 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 \$32,390 and are \$44 under budget through July. 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.

Capital Reserve dues after adjustment for Prepaid Dues are \$68,200 and \$200 under budget as of July 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 July:

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 Project:

2020 Payments: \$5,780 for mail box purchases plus reimbursement of supplies.

Lift Station Pumps:

Acquiring two lift station pumps from Kennedy Industries. 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 with new pumps at the new rate which includes installation and startup. Other option is to purchase the existing pumps at a discounted rate, 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 7/31/2020:

111 United Federal Credit Union - General Acct	130,106.02
114 UFCU MM (Capital Reserve Acct)	1,000.50
117 UFCU - Liquid Share Certificate - 5/14/2020 - 12 mon term	205,949.60
118 Chemical Bank - 11 mon. CD 5/7/2020 due 4/7/2021	<u>100,167.19</u>
Total Bank Accounts	<u>437,223.31</u>

Fund Balances:	7/31/2020	After transfer*
General Fund	130,106.02	117,606.02
Capital Reserve Fund	307,117.29	319,617.29
	<u>437,223.31</u>	<u>437,223.31</u>

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

July 2020 Capital Reserve Dues	12,500.00
Total Transfer	<u>12,500.00</u>