



Brookside Village Condominiums

www.brooksidevillage.org

Next Meeting will be on
Thursday, October 10, 2024, via Zoom
unless a meeting place is secured.

BVA Bi-Monthly Newsletter July/August 2024

Homeowners are reminded they are responsible for weeding/upkeep on patios. Please take a Moment to trim and weed the patio areas.

All Waste Recycle Totes must be returned to the garage by 5:00 pm, the day of pickup. If your Tote was missed, use the contact number on the BVA website to make arrangements for an additional pickup.

Volunteers are needed to participate in preparing the 2025 Operating Budget. There will be Two meetings; one initial meeting and the second after all bids and insurance quotes are submitted. The Board will Publish a Budget for the Membership at least 30 days prior to the **Annual Meeting scheduled for Monday, December 2, 2024**. Location will be announced prior to the Annual Meeting.

The Board invites all Members in good standing to consider running for Board Office. We need candidates for Vice President and Treasurer. Anyone wishing further information, please contact the Board at board@brooksidevillage.org.

BVA Bi-Monthly Meeting

August 8, 2024

6:00 pm via Zoom

The Zoom meeting called to order by Acting President, Cindy Kiesewetter at 6:00 pm.

I.	Acting President:	Cindy Kiesewetter	Present
	Secretary:	Becky Gleason	Excused
	Treasurer:	Patricia Raklovits	Present
	Board Advisor:	Patrick Kistner	Present

- II. Motion for approval of May/June minutes as presented in the Newsletter.
Net Operating Income minus Loan financing is \$11,895.64.
Two habitual late accounts have been turned over for collection.
Motion by Patricia Raklovits; Second by Cindy Kiesewetter. Motion approved.

- III. Treasurer's Report for January through July 2024 was presented.
Please see attached.

Report on Capital Expenditures as follows:

Repaving of driveways for Buildings 14, 20 and 21 complete.

New Roof for Building 5 and partial for building 21 complete.

Repair of Drainage Issues behind building 20 and between Units 104 and 106 will be repaired starting the week of August 19, 2024.

All American Handman will start work on straightening and painting light posts as well as adding new Carriage Style light fixtures. They will also be removing what is left of the battered unit number signs. BVA Homeowner Jeff Johnson of J & J Inc. has offered to help with refurbishing the speed limit and neighborhood watch signs. He will also assist in ordering and placement of new unit signs on refurbished poles.

To The Top Tree Service will be on Association Grounds October 9 and 10, 2024 to remove a tree at Unit 104, remove some small trees, trim up the canopies. Also removing large Burning Bush plants.

- IV. Pat Kistner gave an update on the progress of Building 21. Dry wall, paint, carpet, windows are complete in Unit 108. She will be moving at the beginning of 8/12/24. Drywall, paint, carpet should be completed for unit 106 to move in at the end of the week. Unit 110 is waiting for a replacement window.

Klein Chimney Service met with Patricia Raklovits and Patrick Kistner on August 5, 2024, to inspect 2 fireplaces in Building 21. They will be giving the Board a bid for blocking the chimney with a bladder system and installing an electric fire system. The electric unit can be used only as decorative or as an additional heat source. Blocking the chimney will improve heating costs.

Meeting adjourned at 6:20 pm.

Respectfully submitted.

Patricia Raklovits, Treasurer

Brookside Village Condominium Assoc

Treasurer's Report

January - July, 2024

	TOTAL
Income	
300000 Assessments	147,000.00
300800 Misc Income	500.00
308001 NSF ACH/Check Income	10.00
Total 300800 Misc Income	510.00
303000 Late Fees	312.50
305000 Capital Contributions	400.00
306000 Interest Income	3,067.64
Total Income	\$151,290.14
GROSS PROFIT	\$151,290.14
Expenses	
400010 Insurance	25,765.90
400020 Legal	1,097.64
400030 Office Expense	2,707.79
400040 Financial Management Fees	3,975.00
400050 Utilities - CWLP	1,281.95
400060 Trash and Recycling	8,116.77
400070 Website and Email	496.80
400080 Taxes	496.00
400090 Bank Fees	49.00
400200 UCB Cap. Exp. Interest Payment	14,398.81
401000 Lawn and Landscape Maintenance	26,555.00
401020 Snow Removal	8,445.00
402000 Termite Control	3,675.00
402010 Maintenance & Repairs	12,318.96
402040 Electrical and Lighting Repair	2,541.62
402060 Smoke and CO Alarms	1,112.00
Total Expenses	\$113,033.24
NET OPERATING INCOME	\$38,256.90

Brookside Village Condominium Assoc

Treasurer's Report

January - July, 2024

	TOTAL
Other Expenses	
Reconciliation Discrepancies	403.60
Total Other Expenses	\$403.60
NET OTHER INCOME	\$ -403.60
NET INCOME	\$37,853.30

Note

Bank Accts. as of July 31, 2024

Operating Acct. \$13,917.00

Reserve Acct. \$156,411.03

Total Bank Accts \$170,328.03

Aged AR as of July 31, 2024

1-30 \$775.00

31-60 \$291.02

61-90 \$649.65

91 over \$1,034.11

Total \$2,749.78

Brookside Village Condominium Assoc

Statement of Cash Flows

January - July, 2024

	TOTAL
OPERATING ACTIVITIES	
Net Income	37,853.30
Adjustments to reconcile Net Income to Net Cash provided by operations:	
105000 Accounts Receivable (A/R)	-4,568.23
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-4,568.23
Net cash provided by operating activities	\$33,285.07
INVESTING ACTIVITIES	
106010 Fixed Assets:Assets Original cost	-53,013.00
Net cash provided by investing activities	\$ -53,013.00
FINANCING ACTIVITIES	
201000 Note Payable - UCB x5067059	-26,361.33
Net cash provided by financing activities	\$ -26,361.33
NET CASH INCREASE FOR PERIOD	\$ -46,089.26
Cash at beginning of period	267,418.94
CASH AT END OF PERIOD	\$221,329.68

7/11/2024

July 2024 BVA Maintenance

Unit #	Phone #	Name		
33	217-494-9708	Ray Donnelly	Downspout on back corner needs to be shortened and screwed in.	Complete
98	239-699-6721	Ted DeBonis	Downspout on back corner needs to be shortened and screwed in.	Complete

Association Property

Straighten/paint all existing yard light poles
If the pole is not able to be refurbished; replace with like item.
Wire and install new pole at the corner of Unit 98
Remove yard light between Units 12 & 14
Replace light fixture and bulbs on all poles
Remove the "cross bar" and plug holes with plastic stopper.