



Brookside Village Condominiums

www.brooksidevillage.org

Next Meeting will be the Annual Meeting with Election of Officers
Monday, December 2, 2024
6:00 pm
Location to be announced

BVA Bi-Monthly Newsletter September/October 2024

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.

New 15 mph Speed Limit Signs have been installed within the Association. Please adhere to the posted Speed Limit for the safety of all members.

The Board received notification from State Farm raising our Association Insurance premiums an additional \$26,060 per year. That puts our total insurance premium at \$69,912. Due to the fire claim on Building 21, we lost our No Claim discount.

The Office of Vice President is up for election as a 1-year term for 2025. The candidate will be completing the current Vice President's term.

The President's Office will be filled by current Vice-President, Cindy Kiesewetter, for a term of 2 years.

The Treasurer's Office is open for a 2-year term.

Please consider running for one of the two office available this year. It is always good to have new faces and new ideas on the Board.

To receive a copy of the Officer Description, please contact the Board at board@brooksidevillage.org.

BVA Bi-Monthly Meeting

October 10, 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 Present
Treasurer: Patricia Raklovits Present
Board Advisor: Patrick Kistner Present
- II. Motion for approval of July/August minutes as presented in the Newsletter.
Motion to approve by Becky Gleason. Second, Patricia Raklovits. Motion carried.
- III. Treasurer's Report for January through September 2024 was presented.
Please see attached.
Net Operating Income minus Loan financing is \$40, 831.47.
Two accounts are currently in Wage Garnishment for collection.
State Farm has raised the Association insurance rates \$26,060 for year 2025. The total premium now is \$69,912 for 1 year.
- IV. Message from Acting President:
 - The speed limit within the Village is 15mph. New easy to read signs have been installed. Residents enjoy walking around the grounds with their children/grandchildren and pets. PLEASE SLOW DOWN!
 - All Homeowners are responsible for compliance with the published BVA Policies. A copy was given to all Homeowners. Policies are also available on the BVA website.
 - If you have not yet registered on the BVA website, please do so. Most Board correspondence is via email, utilizing the emails from registered Homeowners. If there has been a change in your information, please log onto the website and make the necessary corrections.
 - Two Board Offices are up for election for 2025. Vice President – 1 year term.
Treasurer – 2 Year term. All Homeowners in good standing are encouraged to consider an office. Contact the Board at board@brooksidevillage.org to request a copy of the Officer Descriptions.
- V. Old Business
Pat Kistner gave an update on the progress of Building 21. Both residents are back in their units. Currently awaiting the remaining signed lien wavers to complete payment to contractors. The drainage project on the West Side of Association is complete.
Tree trimming and removal were completed on Thursday, October 10, 2024.
Light refurbishment will begin the week of October 14, 2024.
No volunteer for the Budget Committee. The Treasurer has worked on a proposed budget that will be published the first week of November giving membership 30 days for response.

ALL WASTE/RECYCLE Totes must be returned to the garage by 5:00 pm on the day of pickup. If your tote was missed, do not leave it out till the next pickup. Cigarette butts continue to be an issue within the Association. Smokers PLEASE be considerate and pick up after yourself.
Next meeting will be the **Annual Meeting, Monday, December 2, 2023**. Location will be announced with the November publication of budget details.

Respectfully submitted,
Patricia Raklovits, Treasurer

Brookside Village Condominium Assoc

Treasurer's Report

January - September, 2024

	TOTAL
Income	
300000 Assessments	189,000.00
300800 Misc Income	500.00
308001 NSF ACH/Check Income	10.00
Total 300800 Misc Income	510.00
303000 Late Fees	387.50
305000 Capital Contributions	400.00
306000 Interest Income	3,510.26
Total Income	\$193,807.76
GROSS PROFIT	\$193,807.76
Expenses	
400010 Insurance	33,144.54
400020 Legal	1,473.79
400030 Office Expense	2,707.79
400040 Financial Management Fees	5,125.00
400050 Utilities - CWLP	1,661.98
400060 Trash and Recycling	10,426.77
400070 Website and Email	496.80
400080 Taxes	496.00
400090 Bank Fees	59.00
400200 UCB Cap. Exp. Interest Payment	17,185.02
401000 Lawn and Landscape Maintenance	33,577.00
401020 Snow Removal	8,445.00
402000 Termite Control	4,725.00
402010 Maintenance & Repairs	12,613.96
402040 Electrical and Lighting Repair	2,541.62
402060 Smoke and CO Alarms	1,112.00
Total Expenses	\$135,791.27
NET OPERATING INCOME	\$58,016.49
Other Expenses	
Reconciliation Discrepancies	403.60
Total Other Expenses	\$403.60
NET OTHER INCOME	\$-403.60
NET INCOME	\$57,612.89

Note

Bank Accounts as of September 30, 2024

Operating Account \$18,248.49

Reserve Account \$103,765.80

Total Bank Accounts \$122,014.29

Accounts Receivable

1-30 = \$643.75 31-60 = \$376.02 91 and over = \$1,600.95

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Statement of Cash Flows

January - September, 2024

	TOTAL
OPERATING ACTIVITIES	
Net Income	57,612.89
Adjustments to reconcile Net Income to Net Cash provided by operations:	
105000 Accounts Receivable (A/R)	-7,802.07
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-7,802.07
Net cash provided by operating activities	\$49,810.82
INVESTING ACTIVITIES	
106010 Fixed Assets:Assets Original cost	-100,851.95
Net cash provided by investing activities	\$-100,851.95
FINANCING ACTIVITIES	
201000 Note Payable - UCB x5067059	-35,081.36
Net cash provided by financing activities	\$-35,081.36
NET CASH INCREASE FOR PERIOD	\$-86,122.49
Cash at beginning of period	267,418.94
CASH AT END OF PERIOD	\$181,296.45

Republic Waste Pickup **October 2024**

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7 Waste & Recycle	8	9	10	11	12
13	14 Waste	15	16	17	18	19
20	21 Waste & Recycle	22	23	24	25	26
27	28 Waste	29	30	31		

November 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 Waste & Recycle	5	6	7	8	9
10	11 Waste	12	13	14	15	16
17	18 Waste & Recycle	19	20	21	22	23
24	25 Waste	26	27	28 Thanksgiving	29	30

December 2024

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 Waste & Recycle	3	4	5	6	7
8	9 Waste	10	11	12	13	14
15	16 Waste & Recycle	17	18	19	20	21
22	23 Waste	24	25 Christmas Day	26	27	28
29	30 Waste & Recycle	31				