Cottage Acres HOA Board Minutes Allure Activity Center January 28, 2023

This meeting of the CAHOA Board was called to order by Roger Aschbrenner, President, at Allure Activity Center at 2:01 pm.

Board members present were: Darla Stigall, Phyllis Houck, Joel Klein and Roger Aschbrenner. Absent: none

Owners / Visitors in Attendance:

Rhonda Wait Peg Landes Jan Meter Connie Dubes Eileen Crownhart Laurie Gingrich Eleanor Klein Jan Kuepker

Prior meeting minutes

- Ratify the ATWM approving the minutes from the 5 November 2022 board meeting.
 - Motion by Joel Klein Second by Phyllis Houck Motion passed.
- Accept into the record the Voter's Meeting minutes from 5 November 2022
 - Motion by Phyllis Houck Second by Darla Stigall Motion passed.

Financial Reports

A summary of the following reports was provided

- Accept the Balance Sheet and Profit and Loss 2022-12
 - Motion by Darla Stigall
 Second by Phyllis Houck
 Motion passed.
- Approve the Nov Dec Disbursements
 - Motion by Phyllis Houck Second by Darla Stigall Motion passed.

Actions Taken Without a Meeting (ATWM)

• Ratify the actions taken in the 9 ATWMs listed below.

2022/12/12 (50) Houck, Phyllis – approve owner request, to replace two double hung Anderson windows on the west side of her unit. The color to be the same, "Sandstone" exterior color.

2022/12/12 (50) Houck, Phyllis – approve owner request to plant four (4) Arborvitae pine trees on the north side of 2506 B Megan Ct on common area. The planting and bed will be on an agreed upon location to allow for adequate mowing access.

2022/12/12 (25) Dubes, Connie – approve owner request to add or increase a second section of the private garden on the east side of her unit with a 3x3 space (from the wall), along with the planting of a second Rose of Sharon tree in that space.

2022/12/19 (A) approve the CA Board minutes from November 5th. The members present at that meeting were Linda Topp, Phyllis Houck and Roger Aschbrenner. These individuals reviewed the draft of the minutes and indicated their approval via email.

2022/12/19 (34) Montee, Janice – in an effort to resolve an open item the Board approves the installation of a garage door in the color of "Sandstone" previously installed in 2021.

2022/12/19 (A) approve a reimbursement to Roger Aschbrenner, in the amount of \$32.97, for deicer, for copy costs, donation to church and cost of two (2) reams of paper made on behalf of the Association.

2022/12/19 (U) approve the draft of a letter to be given to a unit owner, regarding a violation.

2023/01/10 (09) Dirks, Don & Leona – approve owner request to replace the garage door with the same style garage door, insulated and of the same color or of similar color (Almond).

2023/01/19 (A) approve the cancellation of our lawn care contract with Edgewood Landscapes for 2023 & 2024, effective immediately. A letter will be sent via email to Aaron Arbuckle notifying them of the cancellation. Letter to be sent by February 1st.

• Motion by Joel Klein Second by Phyllis Houck Motion passed.

Owner Requests

- Approve an owner, Dubes, Connie (25), request to replace the existing front screen door with new one of the same style and color.
 - Motion by Darla Stigall
 Second by Phyllis Houck
 Motion passed.

Property Repairs (Requested – Repaired)

- 1. (27) Kranov Roof Leak Licocci repaired
- 2. (63) Forward Roof Leak Licocci repaired

Quote / Project Considerations -

- Approve working with T.A. Licocci in replacing roofs on three (3) buildings, pending quote approval.
 - Motion by Darla Stigall
 Second by Phyllis Houck
 Motion passed.
- Approve working with T.A. Licocci to repair Bay windows on two (2) buildings, pending quote approval.
 - Motion by Darla Stigall Second by Joel Klein Motion passed.
- Approve working with T.A. Licocci to repair siding issues on multiple buildings, pending quote approval.
 - Motion by Phyllis Houck
 Second by Darla Stigall
 Motion passed.
- Approve working with T.A. Licocci to repair or replace shutters on multiple buildings, pending quote approval.
 - Motion by Darla Stigall Second by Phyllis Houck Motion passed.
- Approve modifying the budget to include \$5,000 for Emergency Capital Reserves.
 Motion by Phyllis Houck Second by Darla Stigall Motion passed.
- Approve working with Buntjer to replace and repair downspout splash guards around the property on multiple buildings, pending quote approval.
 - Motion by Darla Stigall Second by Phyllis Houck Motion passed.
- Approve working with K & B Gutters to replace gutters on the six (6) remaining buildings (36 to 46), pending quote approval.
 - Motion by Joel Klein Second by Phyllis Houck Motion passed.
- Approve working with Buntjer to repair / replace the retaining wall around sign and with tree trimming and removal around the property, pending quote approval.

• Motion by Darla Stigall Second by Phyllis Houck Motion passed.

Buntjer will finish the drainage ditch repair this spring. At which time they will bill for the entire project. No payment has been made on this project, therefore we will add this item to the budget for payment in 2023 from the excess cash carryover to 2023.

Quotes / Contracts for new projects

- Approve / accept the Dravis Landscaping quote of \$19,000, for lawn care (\$16,000), fall (\$1,500) and spring (\$1,500) cleanup, for the 2023 season.
 - Motion by Joel Klein Second by Phyllis Houck Motion passed.
- Approve / accept the TRUGREEN quote for lawn service of four (4) applications a year for a total cost of \$4,200.
 - Motion by Darla Stigall Second by Phyllis Houck Motion passed.
- Approve the purchase of a Little Free Library cabinet and post for installation in a location accessible to all residents, for approximately \$600.
 - Motion by Phyllis Houck
 Second by Darla Stigall
 Motion passed.

Contact and obtain quotes from Lauts Masonry for concrete repair/replacement at (#1) and (#5).

Contact and obtain quotes from McCormicks Nursery for (4) tree replacements.

Other Project Considerations

- 1. Clean Utility Room at the QUAD
- 2. Trim Trees along fence line
- 3. Repair sidewalk in court yard
- 4. Signage at entrance
- 5. Evaluate colors for garage doors, doors and trim
- 6. Evaluate siding colors Coventry Court

Review / Adopt

- Approve the purchase of a new cell phone and switching to a new carrier. Change from Verizon (≈\$60/month) to Consumer Cellular (≈\$20/month). A new phone is required by Consumer Cellular (≈\$120).
 - Motion by Darla Stigall Second by Phyllis Houck Motion passed.
- Approve maintaining our current Web Domain Name and our Microsoft Office license. This is to acknowledge the recurring fee that is automatically renewed.
 - Motion by Phyllis Houck Second by Darla Stigall Motion passed.
- Approve a Revised Budget for 2023 containing the addition of excess cash from 2022, unpaid projects from 2022 and allocation of excess cash to 2023 projects.
 - Motion by Darla Stigall Second by Joel Klein Motion passed. (The budget comparison follows below)

Open Forum – Comment & Question Period

<u>Question</u>: on window replacement responsibility as relating to bay windows in the Quote / Project Consideration category?

The purchase and installation of a new window is the responsibility of the unit owner. If damage to the house structure is found during window installation then the repair of the non-window areas is the HOA responsibility.

<u>Question:</u> on why we're going to Dravis Landscaping for lawn care instead of staying with Edgewood as relating to lawn care in Quotes / Contracts for new projects? There are several reasons; Edgewood no longer does snow removal and the board prefers one company to work with for both snow removal and lawn care, Dravis is less costly and there were some concerns with Edgewood this past mowing season.

<u>Question:</u> is there a list of contractors that unit owners could request from the board? No, this is beyond the scope of the board. The board has focused on projects centered on the maintenance and repairs needed around the HOA property. There are also too many variables involved and too many opinions on who is or isn't a good contractor to hire.

Adjournment

• Motion to adjourn at 3:15 p.m.

Second by Darla Stigall

Motion passed.

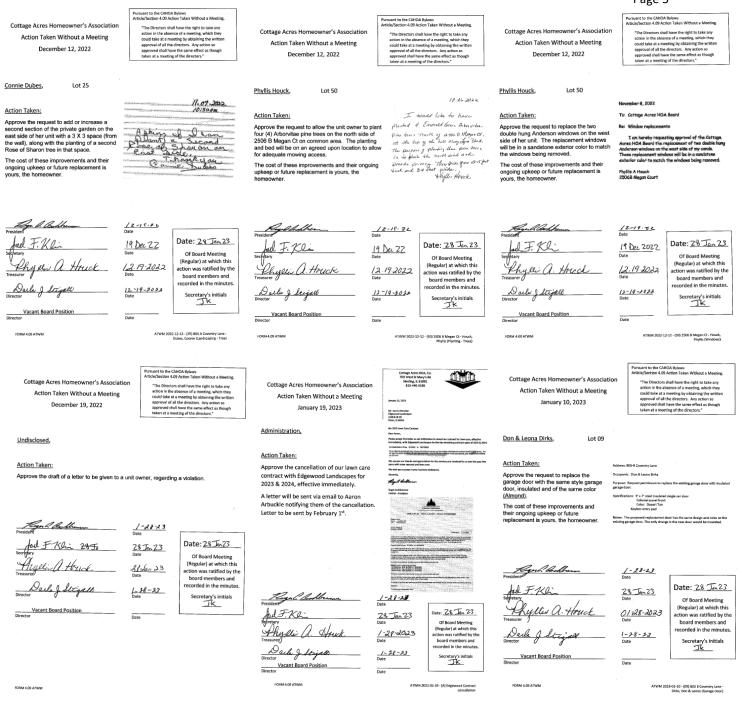
• Motion by Phyllis Houck

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| | | | | | | | | | | | | Page 4 | |
|--|---|---|---|--|---|---|--|--|---|--|--|---|--|
| CAHOA | 20 | 123 Bud | iget Proposal | | CAH | САНОА | | | | 2023 Budget | | | |
| | | 20 | 25 000 | Bernobosa | | | | | | | n Proposal | | |
| MONTHLY | | Monthly | Units | Monthly Ext | 2023 Budget | | MONTHLY | | Monthly | Units | Monthly Ext | 2023 Budget | |
| Operating Expense | Portion | 155.93 | 68 | 10,603.24 | \$ 127,241.00 | | AINTENANCE FEES Operating Expense I | Portion | 190.25 | 68 | 12,937.00 | \$ 155,241.00 | - |
| Captial Reserve Port | | 62.57 | 68 | 4,254.76 | | | Captial Reserve Port | | 68.69 | 68 | 4,670.92 | \$ 56,055.00 | |
| Excess / Shortage | | 210.50 | | 14 050 00 | \$ 178,296.00 | | Excess / Shortage | • | (40.44) | | | \$ (33,000.00) | |
| Mainter | nance Assessment | 218.50 | 68 | 14,858.00 | \$ 178,296.00 | ן ו <mark>ו</mark> | Mainter | nance Assessment | 218.50 | 68 | 14,858.00 | \$ 178,296.00 | l |
| OPERATING EXPENSES | | | | | | OPE | RATING EXPENSES | | | | | | |
| ADMINISTRATIVE Property Taxes | E | | | | \$ - | ╷└┑ | ADMINISTRATIVE | | | | | \$ 210.00 | r |
| Banking Fees | | | | | \$ 250.00 | | Banking Fees Insurance | Rockford Mutual | & Nationwide | | | \$ 210.00 \$ 22,490.00 | |
| Computer | | | | | \$ - | | Office Supplies | | | | | \$ 2,400.00 | |
| Insurance | Rockford Mutual | - No Renewal | Quote ye | et - +10% | \$ 25,000.00 | - L | Postage | As Needed | | | | \$ 151.00 | |
| Office Supplies | As Needed | | | | \$ 2,400.00 \$ 291.00 | | Telephone | Verzion | | | | \$ 590.00 | |
| Postage Telephone | As Needed Verzion | | | | \$ 1,000.00 | - L | Prof Fees - Legal Prof Fees - Acctg | Legal Taxes & Monthly | Sus | | | \$ 1,500.00 \$ 3,600.00 | - |
| Prof Fees - Legal | Legal | | | | \$ 1,500.00 | - | MAINT / RE | | 545 | | | \$ 3,000.00 | • |
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| MAINT / RE | PAIRS | | | | | | Landscaping / Lawn | Care | Dravis & TruGr | een | | \$ 27,600.00 | |
| Utilities | | 7 | | | \$ 2,000.00 | | Landscaping / Snow | - | 17 x 1470 | | | \$ 25,000.00 | |
| Landscaping / Lawn Landscaping / Snow | | 7 x 4419.08 17 x 1400 | | | \$ 31,000.00 \$ 25,000.00 | - I | Gutter Cleaning | (4x @ 500) | | | | \$ 2,000.00 | |
| Gutter Cleaning | (2x @ 1,000) | 17 × 1400 | | | \$ 2,000.00 | | Maintenance/Repai | rs (6) Gutters | (6 @ 1,700) | | 10,200.00 | \$ 67,700.00 | |
| Maintenance/Repai | | | | | \$ 33,200.00 | - 1 | | Misc Repairs | (8 @ 1,700) | | 9,000.00 | | |
| | (6) Gutters | (6 @ 1,700) | | 10,200.00 | | | | Tree Trimming | | | 7,000.00 | | |
| | Misc Repairs | | | 4,000.00 | |] | | Tree Replaceme | nts | | 3,000.00 | | |
| | Tree Trimming | | | 3,000.00 | | - [| | Building Repairs | | | 12,000.00 | | |
| | Tree Replaceme | | | 3,000.00 | | - | | Concrete Repair | | | 10,000.00 | | |
| | Building Repairs Concrete Repair | | | 8,000.00 5,000.00 | | - | | 2022 Gutter Cle | | | 1,500.00 | | |
| | concrete Repair | , | | 3,000.00 | | - I | | 2022 Drainage R | | | 15,000.00 | | |
| | | | | | | 1 | Art | ticle 6.02 (a) | TOTAL OF | PERATING | EXPENSES | \$ 155,241.00 | |
| Art | ticle 6.02 (a) | TOTAL O | PERATIN | G EXPENSES | \$ 127,241.00 | CAP | ITAL RESERVE ALLO | CATION | 1 | YEAR | | | |
| | | | | | • | | | f / Siding /Gutters | 44,055.00 | 15 | 660,825.00 | \$ 44,055.00 | T I |
| CAPITAL RESERVE ALLO | | | YEAR | | | i . | | ergency Allocation | 5,000.00 | | | \$ 5,000.00 | |
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| | licie 0.02 (b) | TOTAL CAPI | ALRESER | VEALLOCATION | \$ 51,055.00 | • •• | | | | | | | _ |
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| E Cottage Acres Homeown Action Taken Witho December 19 Administration Administratio Administration Admi | Excess / Shortage CAPITAL RESERN Roof Replacement Building #1 Building #2 Building #3 ner's Association ut a Meeting , 2022 Roger Aschbrenner, in th costs, donation to church the Association ut a Meeting , 2022 Roger Aschbrenner, in th costs, donation to church the Association () reams of paper () bottles of lock lubrican () pate () date () date () date () date () date | Exc Exc Exc Exc Exc Exc Exc Exc Co | Views RES Views RES Views RES Views Name Without New York (Views) Control (Views) | A Meeting a Meeting take any which they the written a second and a second any a second any | 178,296.00 178,296.00 | wner's Associa hout a Meeting pen item the B "previously insi ments and their equest to install a on by the board w rage door. In or was there an Hruck L | tion and approves the installated in 2021. rongoing upkeep or future garage door by the unit owner the unit of the unit o | Access / Shortage CAPITAL RESEF Roof Replacement Building #1 Building #2 Building #2 Building #3 Prime The Berger of the Share and Share Prime of the Whith a Meeting. The Berger of the Share and Share the Share Whith a Share of the Share the Share Share of the Share of the Share the Share Share of the Share of the Share the Share Share of the Share of the Share Share of the Share of the Share of the Share Share of the Share of the Share of the Share Building #3 Share of the Share of the Share of the Share Building #3 Share of the Share of the Share of the Share Building #3 Share of the Share of the Share of the Share Share of the Share of the Share of the Share Share of the Share of the Share of the Share Share of the Share of the Share of the Share of the Share Share of the Share of the Share of the Share of the Share Share of the Share | TO Exce Exce 20,000.00 20,000.00 20,000.00 60,000 | Acres Home on Taken W Decembe titon, en: he CA Board ere Linda To reviewed th val allows for ners. | VSES tage) t | Image: Signal and Signal an | e right to take any weeking which the written A my action to we officer a hough events at that see for review the officer and the sector review |

CAHOA Board Meeting 01/28/2023





Disbursements Nov-Dec 2022

| Date | Name | Amount |
|-----------|--------------------------------------|------------|
| | | |
| 11/07/202 | 2 Buntjer Bros Inc. | (2,360.00) |
| 11/21/202 | 2 ComEd | (50.66) |
| 11/30/202 | 2 ComEd | (25.08) |
| 11/04/202 | 2 Lauts Masonry & General Contractor | (165.00) |
| 11/07/202 | 2 McCormicks Landscaping | (600.27) |
| 12/09/202 | 2 McFalls, Berge & Associates | (400.00) |
| 11/28/202 | 2 Rockford Mutual Insurance Company | (500.00) |
| 12/27/202 | 2 Roger Aschbrenner | (32.97) |
| 11/04/202 | 2 T.A.Licocci Construction | (195.00) |
| 11/27/202 | 2 Verizon Wireless | (65.96) |
| 12/21/202 | 2 Verizon Wireless | (65.83) |
| 11/21/202 | 2 Ward, Murray, Pace & Johnson, P.C | (78.00) |
| 11/30/202 | 2 Sauk Valley Bank | (17.50) |
| 12/30/202 | 2 Sauk Valley Bank | (17.50) |
| | | (4,573.77) |



CAHOA Board Meeting 01/28/2023 Page 6

| | | | | | | | - |
|--|------------------|--|---------------------|---------------|----------------------|---------------------------|---------------------|
| Cottage Acres HOA Balance Sheet ual Basis As of December 31, 202 | | | | | | | |
| | Dec 31, 22 | | Profit & Loss by C | her w/Rudget | | | have Darashar 20 |
| ASSETS | | Cottage Acres HOA | Profile & LDSS by C | ass w/ buuget | | January | through December 20 |
| Current Assets Checking/Savings 12050 · Cahoa Checking | 36.063.35 | | General Fund | Budget | \$ Over Budget | Total Capital Reserves | TOTAL |
| 12200 · Capital Reserves Funds | | Ordinary Income/Expense | | | + | | 101712 |
| 12300 · Restricted Road Reserves | 7,004.96 | Income | | | | | |
| 12400 · Restricted Roof/Siding Reserve | | 40000 · Monthly Maintenance Fee/Dues | 163.437.00 | 178.296.00 | (14.859.00) | 0.00 | 163.437.00 |
| 12500 · Restricted Emergency Reserve | | Total Income | 163,437.00 | 178,296.00 | (14,859.00) | 0.00 | 163,437.00 |
| Total 12200 · Capital Reserves Funds | 187,445.86 | Gross Profit | 163,437.00 | 178,296,00 | (14,859,00) | 0.00 | 163,437.00 |
| Total Checking/Savings | 223.509.21 | Expense | | | (,, | | |
| | | 60200 · Automobile Expense | 23.43 | | 23.43 | 0.00 | 23.43 |
| Accounts Receivable Past Due 21 11000 · Accounts Receivable Prepaid (1,74 | | 60250 · Banking Fees | 210.00 | 216.00 | (6.00) | 0.00 | 210.00 |
| Credits (121 | 1.00) (1,030.30) | 61700 · Computer and Internet Expenses | 108.24 | | 108.24 | 0.00 | 108.24 |
| Total Accounts Receivable | (1,650.50) | 63300 · Insurance Expense | 21,066.00 | 30,000.00 | (8,934.00) | 0.00 | 21,066.00 |
| Other Current Assets | | 63700 · Lawn Care | 30,407.52 | 30,032.52 | 375.00 | 0.00 | 30,407.52 |
| 12075 · Petty Cash | 20.00 | 63701 · Snow Removal | 6,470.00 | 19,971.48 | (13,501.48) | 0.00 | 6,470.00 |
| Total Other Current Assets | 20.00 | 63800 · Road and Drive Maintenance | 320.00 | | 320.00 | 0.00 | 320.00 |
| Total Other Current Assets | 20.00 | 63900 · Roof Repairs and Maintenance | 37,451.00 | 34,500.00 | 2,951.00 | 0.00 | 37,451.00 |
| Total Current Assets | 221,878.71 | 64000 · Repairs and Maintenance | 26,271.94 | 43,981.00 | (17,709.06) | 0.00 | 26,271.94 |
| TOTAL ASSETS | 221.878.71 | 64400 · Miscellaneous 64900 · Office Supplies | 721.15 1.219.42 | 2.400.00 | 721.15 | 0.00 | 721.15 1.219.42 |
| | 221,070.71 | 66500 · Postage and Delivery | 383.05 | 2,400.00 | (1,180.58) 383.05 | 0.00 | 383.05 |
| LIABILITIES & EQUITY | _ | 66700 · Professional Fees | 2.182.00 | 1.700.00 | 482.00 | 0.00 | 2.182.00 |
| Liabilities 2023 Insurance Current Liabilities Payment paid, no | ot (500.00) | 68100 · Telephone Expense | 759.48 | 1,700.00 | 759.48 | 0.00 | 759.48 |
| expensed until 20 | 023 | 68600 · Utilities | 345.66 | 1.440.00 | (1,094.34) | 0.00 | 345.66 |
| Long Term Liabilities | 7004.00 | Total Expense | 127,938,89 | 164.241.00 | (36,302.11) | 0.00 | 127.938.89 |
| 21000 · Restricted Road Reserves Liabil 22000 · Restricted Roof/Siding Reserves | | Net Ordinary Income | 35,498.11 | 14,055.00 | 21,443,11 | 0.00 | 35,498,11 |
| 26000 · Restricted Emergency Reserves | | Other Income/Expense | | | | | |
| | | Other Income | | | | | |
| Total Long Term Liabilities | 187,445.86 | Interest Income | 0.00 | | | 469.08 | 469.08 |
| Total Liabilities | 186,945.86 | Transfer to Reserves | 0.00 | | | 44,055.00 | 44,055.00 |
| Equity | | Total Other Income | 0.00 | 0.00 | 0.00 | 44,524.08 | 44,524.08 |
| 32000 · Unrestricted Net Assets | 47,035.66 | Other Expense | | | | | |
| Net Income | (12,102.81) | Transfer from Maintenance Fees | 44,055.00 | 44,055.00 | 0.00 | 0.00 | 44,055.00 |
| Total Equity | 34,932,85 | 70200 · Capital Reserve Expense - Roofs | 0.00 | | | 48,070.00 | 48,070.00 |
| | | Total Other Expense | 44,055.00 | 44,055.00 | 0.00 | 48,070.00 | 92,125.00 |
| TOTAL LIABILITIES & EQUITY | 221,878.71 | Net Other Income | (44,055.00) | (44,055.00) | | (3,545.92) | (47,600.92) |
| | | Net Income | (8,556.89) | (30,000.00) |) 21,443.11 | (3,545.92) | (12,102.81) |

Page 1

| 2022 | Profit Loss Detail vs Budget | | | | | 2022 | Profit Loss Detail vs Budget | | | | | | |
|---|------------------------------|--------------------------|--------------------------|-------------------------|---------------------------|------------|--|-----------------|-----------------|----------------------------|-------------------|---------------------------|-------------|
| | General Fund | General Fund | Budget | \$Over Budget | Total Capital Reserves | TOTAL | | General Fund | General Fund | Budget | \$ Over Budget | Total Capital Reserves | TOTAL |
| Ordinary Income/Expense | | | - | - | | | • | | | | | | 1017L |
| Income | | 100 107 00 | 170.000.00 | (44.050.00) | | 400 407 00 | | | | | | | |
| 40000 · Monthly Maintenance Fee/D Total Income | ues | 163,437.00 163,437.00 | 178,296.00 178,296.00 | (14,859.00) (14,859.00) | 0.00 | 163,437.00 | 66700 · Professional Fees | | 2,182.00 | 1,700.00 | 482.00 | 0.00 | 2,182.00 |
| Gross Profit | | | | (14,859.00) | | | Ward, Murray, Pace & Johnson | 1,372.00 | | | | | |
| Expense | | 163,437.00 | 178,296.00 | (14,059.00) | 0.00 | 163,437.00 | McFalls, Berge & Associates | 810.00 | 750.40 | 700.00 | (00.50) | | 750.40 |
| 60200 · Automobile Expense | | 23.43 | 0.00 | 23.43 | 0.00 | 23.43 | 68100 · Telephone Expense | 750.40 | 759.48 | 780.00 | (20.52) | 0.00 | 759.48 |
| Linda Topp | 23.43 | 20.40 | 0.00 | 20.40 | 0.00 | 20.40 | 68600 · Utilities | 759.48 | 345.66 | 660.00 | (314.34) | 0.00 | 345.66 |
| 60250 · Banking Fees | | 210.00 | 216.00 | (6.00) | 0.00 | 210.00 | ComEd | 345.66 | 343.00 | 000.00 | (514.54) | 0.00 | 343.00 |
| Sauk Valley Bank | 210.00 | | | | | | Comed | 040.00 | 127,938.89 | 164,241.00 | (36,302.11) | | |
| 61700 · Computer and Internet Expe | | 108.24 | 0.00 | 108.24 | 0.00 | 108.24 | Total Expense | - | 127,938.89 | 164.241.00 | (36,302,11) | 0.00 | 127,938.89 |
| Microsoft | 108.24 | | | | | | Net Ordinary Income | - | 35,498,11 | 14,055,00 | 21,443,11 | 0.00 | 35,498,11 |
| 63300 · Insurance Expense | 24.070.00 | 21,066.00 | 30,000.00 | (8,934.00) | 0.00 | 21,066.00 | O ther Income/Expense | | | | | | |
| Rock ford Mutual Nation wide | 21,078.00 391.00 | | | | | | Other Income | | | | | | |
| Travelers | (403.00) | | | | | | Interest Income | | 0.00 | | | 469.08 | 469.08 |
| 63700 · Lawn Care | (100.00) | 30,407.52 | 30,032.52 | 375.00 | 0.00 | 30,407.52 | Transfer to Reserves | | 0.00 | | | 44,055.00 | 44,055.00 |
| Edgewood Landscapes | 30,407.52 | | | | | | Total Other Income | | 0.00 | 0.00 | 0.00 | 44,524.08 | 44,524.08 |
| 63701 · Snow Removal | | 6,470.00 | 19,971.48 | (13,501.48) | 0.00 | 6,470.00 | Other Expense | | | | 0.00 | 0.00 | 44.055.00 |
| Edgewood Landscapes | 6,470.00 | | | | | | Transfer from Maintenance Fees CR Portion of Maintenance Fees | 44.055.00 | 44,055.00 | 44,055.00 | 0.00 | 0.00 | 44,055.00 |
| 63800 · Road and Drive Maintenanc | | 320.00 | 0.00 | 320.00 | 0.00 | 320.00 | 70200 · Capital Reserve Expense - Ro | | 0.00 | 0.00 | | 48.070.00 | 48.070.00 |
| Quality Stripe | 320.00 | | | | | | TA Licocci Construction | 13.480.00 | 0.00 | 0.00 | | 40,070.00 | 40,070.00 |
| 63900 • Roof Repairs and Maintenar K&B Gutters | 37.451.00 | 37,451.00 | 34,500.00 | 2,951.00 | 0.00 | 37,451.00 | TA Licocci Construction | 20.450.00 | | | | | |
| 64000 · Repairs and Maintenance | 37,431.00 | 26,271.94 | 43.981.00 | (17,709.06) | 0.00 | 26,271.94 | TA Licocci Construction | 14,140,00 | | | | | |
| Buntjer Bros | 2,985.00 | 20,211.04 | 40,001.00 | (11,100.00) | 0.00 | 20,211.04 | Total Other Expense | | 44,055.00 | 44,055.00 | 0.00 | 48,070.00 | 92,125.00 |
| Edgewood Landscapes | 80.00 | | | | | | Net Other Income | | (44,055.00) | (44,055.00) | 0.00 | (3,545.92) | (47,600.92) |
| J&K Locksmith | 93.00 | | | | | | NetIncome | - | (8,556.89) | (30,000.00) | 21,443.11 | (3,545.92) | (12,102.81) |
| Lauts Masonry | 4,806.73 | | | | | | | - | | | | | |
| M & S Mudjacking | 10,600.00 | | | | | | CAPITAL RESERVE RECONCILIATI | ION | Road | Roof | Emergency | Total | |
| M cCormicks Landscaping | 669.77 | | | | | | 2021/12/31 Ending Balance | | 77,491.78 | 108,500.00 | 5,000.00 | 190,991.78 | |
| Menards GP - Drainage Repair | 17.26 1.000.00 | | | | | | | | | | | | |
| Perfect Tree Service | 1,500.00 | | | | | | 2022 Reserve Allocation | | | 44,055.00 | | 44,055.00 | |
| PH - Wall & Downspout Repair | 1,980.00 | | | | | | | | | | | | |
| Quality Cleaning Service | 287.25 | | | | | | 2022 Replace (3) Roofs 906 A&B Village Lane | | | (13.480.00) | | (48,070.00) | |
| RH - Post Lamp Repairs | 241.16 | | | | | | 905 A&B Florence Ln | | | (13,480.00) (20,450.00) | | | |
| Schultz's Nuisance Wildlife Control | 750.00 | | | | | | 903 A&B Coventry Ln | | | (14,140.00) | | | |
| TA Licocci Construction | 195.00 | | | | | | 505 Add Covering En | | | (14,140.00) | | | |
| United Electric | 1,066.77 | | | | | | 2022 Balance Reallocation | | (70,491,78) | 70,491,78 | | - | |
| 64400 · Miscellaneous Misc A/P Adi | 570.84 | 721.15 | 0.00 | 721.15 | 0.00 | 721.15 | | | | | | | |
| Lundstroms Florist | 150.31 | | | | | | 2022 Interest on Accounts | | 4.96 | 460.58 | 3.54 | 469.08 | |
| 64900 · Office Supplies | 150.51 | 1.219.42 | 2,400.00 | (1,180.58) | 0.00 | 1,219.42 | | _ | | | | | |
| William Roy Long | 135.84 | | - | | | | 2022/12/31 Ending Balance | | 7,004.96 | 175,437.36 | 5,003.54 | 187,445.86 | |
| Roger Aschbrenner | 395.56 | | | | | | | - | | | | | |
| Amazon | 528.56 | | | | | | 2023 Budget Fee Allocations | | 7,000.00 | 44,055.00 | 5,000.00 | 56,055.00 | |
| Walmart | 86.56 | | | | | | 2023 Expense Allocations | | | | | | |
| Uline | 72.90 | | | | | | Building #1 | | | (20,000.00) | | | |
| 66500 · Postage and Delivery | 000.00 | 383.05 | 0.00 | 383.05 | 0.00 | 383.05 | Building #2 | | | (20,000.00) | | | |
| William Roy Long Roger Aschbrenner | 292.00 70.00 | | | | | | Building #3 | | | (20,000.00) | | | |
| Roger Aschbrenner Linda Topp | 21.05 | | | | | | | | | | | | |
| cinda ropp | 21.00 | | | | | | | | | | | | |
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