

Brookside of Livonia

A Condominium Community

Quarterly Newsletter

1st, 2010

Board Officers

President - Mary Slater
Vice President - Homer Shepherd
Secretary Treasurer - John Waterworth
Member-at-Large - Dale Devitt
Member-at-Large – Greg Razook

Property Manager

Jim Theunick
Property Services Group, Inc.
1495 Maple Way, Suite 100
Troy, Michigan 48084
Phone: 248-637-9800, x22
Fax: 248-637-3280
Email: jtheunick@propserv.com

BrooksideOfLivonia.org

Be sure to visit our website for copies all Rules and Regulations, Alteration Request Forms, copies of Newsletters and General Information regarding our Association. Any items you want to sell can be listed here as well as on Craig's List. Feel free to get online with our Blog and let others know what you think about any legitimate subject. It's all there for you! Google "Brookside Livonia" for the homepage if you are out and can't remember the URL.

Alteration & Modification Requests

Please use the Alteration & Modification Request form if you are considering a change to the exterior of your Villa home. The Board, acting on behalf of the Association, reviews all requests. **The Board wants to make sure that a proposed change does not conflict with the bylaws of the association and to preserve the continuity of our community. Violations of the by-laws have been and will be pursued by the Board.**

Questions/Concerns/Problems

The Board is reminding you to submit your questions, concerns or problems to our Property Manager, Jim Theunick. He will collect this information and pass it onto the Board. The Board wants to know what you think about their handling of Association business.

Please check to make sure your sump pump is working. If you have not heard it running recently, please pour water in the well to get the sump pump to run. If you have any problems with your sump pump, please contact Jim Theunick.

Traffic Issues

Vehicles should not be parked on our streets when the City of Livonia has declared a snow emergency.

For Co-owners who would like to receive future newsletters and other association correspondence via email, please send your email address to Jim Theunick at jtheunick@propserv.com

Financial Status

Year-end reports for 2009

Balance Sheet - 2008 vs 2009

Assets	January 31, 2009	December 31, 2009
Estates	\$6,630	\$9,421
Villas	<u>\$3,097</u>	<u>\$7,741</u>
Cash	\$9,727	\$17,162
Estates	\$529	\$511
Villas	<u>\$1,232</u>	<u>\$2,521</u>
Prepaid Exps	\$1,761	\$3,032
Estates	\$1,564	\$55
Villas	<u>\$1,645</u>	<u>\$3,215</u>
Accts Rec	\$3,209	\$3,270
Estates	\$1,909	\$8,071
Villas	<u>\$2,433</u>	<u>\$40,221</u>
Reserves	\$4,342	\$48,292
Estates	\$10,632	\$18,058
Villas	<u>\$8,407</u>	<u>\$53,698</u>
Total Assets	\$19,039	\$71,756
Liabilities		
Estates	\$2,539	\$1,996
Villas	<u>\$17,804</u>	<u>\$12,041</u>
Accts Pay	\$20,343	\$14,037
Estates	\$1,123	\$1,842
Villas	<u>\$3,082</u>	<u>\$4,691</u>
Accrued Exps	\$4,205	\$6,533
Estates	\$6,970	\$14,220
Villas	<u>-\$12,479</u>	<u>\$36,966</u>
Equity	-\$5,509	\$51,186
Estates	\$10,632	\$18,058
Villas	<u>\$8,407</u>	<u>\$53,698</u>
Total Liabilities & Equity	\$19,039	\$71,756

Operating Income

		Actual	%	Budget	Difference
Income		\$182,490		\$181,400	
Interest	5410	\$245		\$0	
Late/NSF Fee	5610	\$1,121		\$0	
Court	5320	\$1,806		\$0	
Total Revenue		\$185,662	100%	\$181,400	
Signs	6220	\$509		\$0	-\$509
Office	6311	\$2,532		\$2,200	-\$332
Bank Charges	6315	\$20		\$0	
Mgt Fees	6320	\$18,384		\$18,400	
Legal	6340	\$2,776		\$4,800	\$2,024
Acct Exp	6350	\$176		\$300	\$124
Misc Admin	6386	\$309		\$0	-\$309
Bad Debt	6390	\$459		\$4,800	\$4,341
Admin Exps		\$24,656	13%	\$30,500	\$5,844
Elect	6450	\$3,424		\$4,000	\$576
Water & Sewer	6451	\$21,340		\$23,000	\$1,660
Utilities		\$24,764	13%	\$27,000	\$2,236
Pest Control	6462	\$359		\$300	-\$59
Snow Removal	6466	\$18,581		\$30,000	\$11,419
Elect Repairs	6512	\$1,704		\$900	-\$804
Pond Maint	6513	\$1,696		\$800	-\$896
Grounds-Lawn Maint	6520	\$11,949		\$14,000	\$2,051
Irrigation-Sprinkler	6521	\$747		\$4,000	\$3,253
Grounds-Tree Maint	6524	\$4,104		\$4,000	-\$104
Common Area Improv	6565	\$13,230		\$11,200	-\$2,030
Bldg Maint & Repairs	6592	\$8,818		\$3,500	-\$5,318
Maint & Repairs		\$61,188	33%	\$68,700	\$7,512
Property Insurance	6720	\$14,516		\$21,400	\$6,884
D&O	6721	\$1,110		\$900	-\$210
Worker's Comp	6724	\$756		\$900	\$144
Insurance		\$16,163	9%	\$22,300	\$6,137
Reserve Funding	6800	\$32,900	18%	\$32,900	
Total Expenses		\$160,180	86%	\$181,400	\$21,220
Profit/Loss		\$25,482	14%	\$0	

Non-Operating Income

Land Improvement	8060	\$1,452		\$0	
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