

Lakeside Village
Manager's Report
March 26, 2013

1. Water leak from unit 233 into 223 on Friday the 22nd of March. Found leaking supply line to kitchen sink. Repaired on Saturday and had Karl out to check all water connections on Monday. This has happened several times in the past.
2. Fine letter to unit 434 for altering the exterior.
3. A second compliance letter to unit 434 for failing to provide tenant information.
4. Leyland Cyprus tree ordered for installation in the area by the lake at Building 1 where the tree fell over last winter.
5. Tim from Quality is putting together a list of plants to go into the planter at the pool for review before planting.
6. Missing shrubs (Barberry) along fence line ordered.
7. Fire monitoring contract received and forwarded to Jim.
8. Phil sent info on new Insurance Reserve account. Deposited \$15,501 into the account which covers payments for January, February and March. This left shortfall for the deposit to maintenance reserves, with that deposit at \$5,000.00. Typically this deposit should be \$9207 monthly. This amount included the amount budgeted for the \$8500 repayment of reserve funds used last year for insurance payment.
9. Some of the reasons for income to expense being much closer than expected: From 2007 until 2012 (6 years) the following line items have changed:
 - a. Water: Increased costs by 53%
 - b. Sewer: Increased costs by 30%
 - c. Insurance: Increased costs by 97%
 - d. Cable: Increase costs by 42%
 - e. Garbage: Increased costs 34%
10. Delinquency letters sent out.

11. Delinquencies as of today:

Under 90 Days:	7,008.34
At Attorney:	7,763.47
Total:	14,771.81