

The President's Corner....

Over the past few months, we have formed the foundation for a very busy and productive spring and summer. Bright red trucks of Maxner Landscaping have replaced the white trucks of The Arborist. Not only was their bid the lowest, but the board felt we were getting excellent quality also.

Meanwhile, power washing of the flat roofs has been taking place in preparation of new surfaces being installed on all the flat roofs. This should make leaky flat roofs a thing of the past.

We will be using two companies this year to replace siding and paint. It was really disappointing last year that we lost so many work days to rain. So this year we are using Cedar Ridge and DSL to complete all the remaining siding and painting.

Paving is in the plans for the 101-114 area.

Lastly, this year we want to start improving the appearance of the common areas. They were neglected last year, due to the large overruns in the landscape budget, but will come back in focus this year.

There will be a lot of activity in Condo 3 over the next few months.

Harvey Sugar, President

It's time for a little Spring Cleaning!

After all the cold and snowy winter days, it's spring and time to attend to those chores we've been avoiding.

Clothes Dryers—when was the last time you had your dryer vents cleaned? Lint build up is a leading cause of household fires. Call Bulldog Cleaning at 914-391-3262 to schedule a cleaning and get the Condo 3 price!

Chimney Cleaning—and speaking of fires, this can be another problem area. Now that we can put away the andirons, call XXXXX at XXXXX and schedule a cleaning. You'll be ready for next Fall.

Sewer Trap — okay, not the most pleasant thought but Electric Snake (a preferred vendor) will locate and clean out to avoid future problems. *You can reach them at XXX xxxx.*



**HERITAGE HILLS CONDO 3
CASH RECEIPTS AND EXPENDITURES
FOR THE THREE MONTHS
ENDED MARCH 31, 2019
WITH COMPARISON TO ANNUAL BUDGET**

	<u>3 MONTHS ENDED 3/31/19</u>	<u>ANNUAL BUDGET</u>
INCOME		
COMMON CHARGES	\$ 156,114.06	\$ 623,753.00
OTHER INCOME	50.00	1,500.00
TOTAL INCOME	<u>156,164.06</u>	<u>625,253.00</u>
EXPENSES		
GENERAL & ADMINISTRATION	14,283.89	66,275.00
MAINTENANCE	7,222.98	63,250.00
GROUNDS	6,044.14	32,000.00
CONTRACT SERVICES	53,676.78	223,413.00
TOTAL OPERATING EXPENSES	<u>81,227.79</u>	<u>384,938.00</u>
NET OPERATING INCOME	74,936.27	240,315.00
ALLOCATION TO RESERVES	<u>62,144.76</u>	<u>240,315.00</u>
NET INCREASE (DECREASE) OPERATING FUND	<u>\$ 12,791.51</u>	<u>\$ -</u>
RESERVES		
ALLOCATION FROM OPERATING FUND	\$ 62,144.76	\$ 240,315.00
INTEREST	476.47	1,000.00
TOTAL	<u>62,621.23</u>	<u>241,315.00</u>
EXPENDITURES		
SIDING REPLACEMENT	-	210,000.00
PAINTING	-	55,000.00
PAVING	-	75,000.00
DECKS & PATIOS	-	16,000.00
ROOFS	-	250,000.00
STRUCTURE	-	18,000.00
OTHER	-	-
TOTAL	<u>-</u>	<u>624,000.00</u>
ADDITION (DEDUCTION) TO RESERVE FUND	<u>\$ 62,621.23</u>	<u>\$ (382,685.00)</u>