



# **Brookside Village Condominiums**

[www.brooksidevillage.org](http://www.brooksidevillage.org)

BVA July/August 2025 Newsletter and Announcements

Condolences to the Family of Mary Colleen Garrett, BVA Unit 21, on her recent passing.

Our CPA Firm is experiencing several checks received after the due date of the 10<sup>th</sup> of the month. Unfortunately, the Postal Service is not very reliable. Postmarks are often unreadable. Please consider using our ACH form. (copy attached to newsletter) It is free and dependable.

The Board will soon be starting our Budget process. Please consider volunteering so we can have some fresh ideas on our Association spending. The Budget will need to be presented to the Membership by November 1 as stated in our Declarations. 30 days prior to the Annual Meeting.

There is an opportunity for any member in good standing to elect to run for either Vice-President or Secretary this year.

If a Homeowner has an issue they would like to have added to the Bi-monthly Board Meeting Agenda for discussion; please email the request and content to [President@brooksidevillage.org](mailto:President@brooksidevillage.org).

## AUTOMATIC DRAFT OF HOMEOWNERS' ASSOCIATION DUES

Brookside Village Association offers the convenience of Automatic Direct Draft for your association assessments. The Automatic Direct Draft debits your homeowners' association assessments from your bank account and eliminates the need for you to write checks each month. **To set up this Automatic Draft, complete the following authorization form and return it to us with a voided check.**

**\*\*\* Please note:** Forms received without a voided check will be processed using the numbers provided. Bank returns due to incorrect routing or account numbers on the form will be subject to a returned check fee which will be charged to your account.

### **Please mail this form to:**

Brookside Village Association  
C/O Hjerpe & Tennison, CPAs LLC  
2712 Mc Graw Drive  
Bloomington, IL 61704

The account that you list below will be charged the monthly HOA/Assessment amount on the day of the month you select (1<sup>st</sup> thru 28<sup>th</sup>, depending on weekends, holidays or other circumstances). **If you select a draft date between the tenth (10<sup>th</sup>) and the twenty-eighth (28<sup>th</sup>) you must include a check for the current month balance or have a credit balance of the same amount on your account avoid any late payment fees.** Also note that your funds must be available on the day of the month you select; all drafts returned NSF will incur a bank handling charge. This service can be canceled at any time by notifying Hjerpe and Tennison CPA (accountant for the association) or your bank in writing.

**\*\*\*Accounts with an outstanding balance cannot be set up on ACH draft until current\*\*\***

### **AUTHORIZATIOIN AGREENMENT FOR AUTOMATIC DRAFTS**

I hereby authorize Brookside Village Association, to initiate debits from my checking account at the financial institution listed below. Assessment payments will be deducted on the day (1-28) indicated below of each billing cycle. This authority shall remain in full force and effect until Brookside Village Association has received written notification from me of its termination, allowing it reasonable time to act on my notification. I also understand that if corrections in the debit amount are necessary, it may involve an adjustment (credit or debit) to my account.

### **For questions about this form:**

Email us at [brooksidecoa@hjerpecpa.com](mailto:brooksidecoa@hjerpecpa.com), call us at 309-663-1120 x 116 or fax us at: 309-663-7277, Attn Patty.

**This Authorization is Non-Negotiable and Non-Transferable**

Name of Financial Institution: \_\_\_\_\_ Branch \_\_\_\_\_

Routing (ABA) #: \_\_\_\_\_ Account #: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Please include your mailing address, phone number, and email address below:**

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Which month would you like to start: \_\_\_\_\_ Which day each month (Choose from 1-28): \_\_\_\_\_

**Form must be received at least 10 days prior to requested start to ensure request is processed.**

**BVA Bi-Monthly Meeting**  
**August 14, 2025**  
**6:00 pm**  
**Via Zoom**

The Zoom meeting called to order by President, Cindy Kiesewetter.

I. Roll Call by President Kiesewetter

President: Cindy Kiesewetter Present  
Vice President: Vacant  
Director: Patricia Raklovits Present

Secretary: Becky Gleason Excused  
Treasurer: Holly Pohlod Present

II. Motion for Approval of May/June 2025 Minutes made by Holly Pohlod; second Cindy Kiesewetter.

III. Treasurer's report by Director Raklovits for June/July 2025 Copies attached.  
Budget preparation for FY 2026 will begin in September. Director Raklovits mentioned that there is a possibility the current State Farm Policy may be cancelled. She has contacted our Agent, Ron Morland, and asked to be informed as things progress.

IV. New Business

Homeowner Questions and Concerns regarding Weed Control and Mowing practices.

1. Letter from Unit 51

2. Letter from Unit 56

Why was the mowing date changed in the middle of the contract from Thursday to Tuesday?

President Kiesewetter explained that the day was changed due to logistic difficulties for the lawn company.

Why is the Association being charged \$75/hour for branch pickup when it is stated in the RFQ as part of the weekly service?

The lawn service says they pick up sticks but when there is a storm with more branches they make an additional charge.

Updated Policies have been distributed to Homeowners. They are also available on the website.

Welcome to New Resident Lorraine Wick in Unit 110.

Unit 76 has been sold and will close on August 22, 2025. The previous owner had the dryer vent cleaned per Association requirements. Our recommended vendor, Filter Free, did the inspection. Apparently Duck Duster had previously done work there and it was not up to building code. Please DO NOT use Duck Duster for dryer vent cleaning.

V. Old Business

Update on Opperman Hardscape recovery of funds. Current legal fees are \$2,105.

Update on Village Unit Signage. Error on signage. Will complete when corrected signs are received.

VI. Bi- Monthly Maintenance Report (Attached)

Meeting adjourned at 6:30 pm. Next meeting will be the Meeting will be Thursday, October 9, 2025

# Brookside Village Condominium Assoc

## Treasurer's Report

January - July, 2025

	TOTAL
<b>Income</b>	
300000 Assessments	173,460.00
300800 Misc Income	600.00
303000 Late Fees	339.25
305000 Capital Contributions	100.00
306000 Interest Income	1,470.30
<b>Total Income</b>	<b>\$175,969.55</b>
<b>GROSS PROFIT</b>	<b>\$175,969.55</b>
<b>Expenses</b>	
400010 Insurance	41,018.74
400020 Legal	-47.63
400030 Office Expense	331.57
400040 Financial Management Fees	4,025.00
400050 Utilities - CWLP	1,259.23
400060 Trash and Recycling	6,930.00
400070 Website and Email	496.80
400080 Taxes	823.00
400090 Bank Fees	50.00
400200 UCB Cap. Exp. Interest Payment	13,303.67
401000 Lawn and Landscape Maintenance	12,424.99
401020 Snow Removal	8,600.00
402000 Termite Control	3,675.00
402010 Maintenance & Repairs	8,106.83
402011 Fire Related Expenses	5,114.70
<b>Total Expenses</b>	<b>\$106,111.90</b>
<b>NET OPERATING INCOME</b>	<b>\$69,857.65</b>
<b>NET INCOME</b>	<b>\$69,857.65</b>

### Note

Bank Accounts as of July 31, 2025

Operating Account \$ 4,436.88

Reserve Account \$ 102,580.27

Total Bank Accounts \$ 107,017.15

Accounts Receivable June 9, 2025

1-30 - - 325.99 31-60 days - \$14.75 51-60 - \$295

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**Statement of Cash Flows**  
**Brookside Village Condominium Assoc**  
 July 1-31, 2025

FULL NAME	TOTAL
<b>OPERATING ACTIVITIES</b>	
Net Income	14,022.85
Adjustments to reconcile Net Income to Net Cash provided by operations:	
105000 Accounts Receivable (A/R)	-4,680.20
<b>Total for Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>-\$4,680.20</b>
<b>Net cash provided by operating activities</b>	<b>\$9,342.65</b>
<b>INVESTING ACTIVITIES</b>	
	0
<b>FINANCING ACTIVITIES</b>	
201000 Note Payable - UCB x5067059	-5,850.78
<b>Net cash provided by financing activities</b>	<b>-\$5,850.78</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$3,491.87</b>
<b>Cash at beginning of period</b>	<b>\$168,786.32</b>
<b>CASH AT END OF PERIOD</b>	<b>\$172,278.19</b>

