



The Pride of Brea

The Country Road Homeowner's Association, Inc.
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News At A Glance

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Distributed to all Property Owners and Residents

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ROOF REPLACEMENTS

SLOPED AND FLAT ROOF REPLACEMENTS have continued on a regular basis through the years. For this year, from January through July, 23 sloped roofs and 3 flat roofs were successfully replaced. Work on those roofs included replacements of fascias, starter boards, roof jacks, flashings, chimney saddle flashings, and some originally installed rain gutter and down spouts. Our association is more caught up on pending roof work than at any time period within the past five years. Roofing reserve funds are adequate to continue with roof replacements for the remainder of this year.

STATE OF THE ASSOCIATION

INCOME FROM BOTH ON-SITE AND OFF-SITE FINANCIAL OPERATIONS dropped somewhat in the second quarter due to typical slowdown in real estate activities during the summer months. However, we continue to generate income since there are still some sales and refinancing activities. Off-site financials continues with a recent trend to generate more income than on-site financials. This is due in part to the \$5,100 yearly extra income our Operations Manager generates for our association.

SPECIAL PROJECTS (POMS) INCOME is up significantly more than last year for the first two quarters. This is likely relegated to the fact that unlike last year we are not as busy with new lawn installations, and labor resources are slightly more available for those worthy projects.

FAILING STREET LIGHT POLES have required replacement too, as is typical each and every year. Approximately a dozen or more street light poles were replaced thus far this year. A final count will be made at year end. Street light replacement poles are fabricated from various components by our on-site crew and installed by them.

LANDSCAPE MAINTENANCE is at an all time high workload due to our attempts to keep weeding, trimming, and other related work completed in this, the middle of the growing season.

DAMAGED CONCRETE WALKWAYS and a large area of concrete decking at the Live Oak pool facility was recently removed and replaced. This type of work is ongoing. Our association handles all the private property damaged concrete while the City of Brea handles all similar city sidewalk work.

FINANCIALS AT A GLANCE

All data reported as at July 2009	<u>Gross Income</u>	<u>Adjusted Gross Income</u>	<u>Total Adjusted Gross Income</u>
Special Projects (POMS)	\$ 36,387	\$ 19,281	
On-site Financials	7,143	5,243	
Off-site Financials	11,228	9,648	<u>\$ 34,172</u>

Note: Reserve Fund Balances fluctuate widely on a daily basis due to cash flow activities.

Sloped Roof Reserve Funded Monthly \$20,828 Fund Balance 8/20 \$23,121
Flat Roof Reserve Funded Monthly \$3,751 Fund Balance 8/20 \$36,257