

Where Do Your Monthly Payments to WPRF and Maintenance Companies Go?

BY RUTH BERNHARD

Unit owners are aware that they pay two monthly payments in CV — one to WPRF and one to their building association. Beyond that, many do not understand what is contained in each payment.

Long before the days of UCO, when the first CV units were sold back in the late 60's and early 70's, there wasn't much to understand because it was not complex. WPRF at that time was known as Village Management. Payments to them covered the recreation facilities — property and grounds — and Management also collected maintenance payments for building associations (until those associations broke away and contracted for their own maintenance).

Payments then were paid with few questions about what they covered. Very early payments were about \$35 monthly for recreation and about \$16 monthly for maintenance because there were only a handful of areas built at this time, the earliest were Easthampton, Waltham, Salisbury and Norwich. Monthly payments were increased with each area built. This is my recollection of some 45 years ago.

Recreation payments to the clubhouse continue presently because they are part of the Recreation Lease which all unit owners are obliged to pay. A buyer could not, and still cannot, purchase a unit without the accompanying Rec Lease. This condition prevails today under the Millennium Lease Agreement.

When new sites were developed in other CV communities and buyers asked about buying units without the rec lease, a survey was conducted as to who would be interested with the absence of this amenity and not one expressed interest. The recreation facilities were of great interest then and

Payments then were paid with few questions about what they covered. Very early payments were about \$35 monthly for recreation and about \$16 monthly for maintenance because there were only a handful of areas built at this time. The earliest were Easthampton, Waltham, Salisbury and Norwich.

still are because they contain so much more today — 2 clubhouses, a health club, bocce, pickle ball, petanque, sailing, etc. which were added over the years.

Today's payments are more complex in that they contain so many more items for which the unit owners are responsible to maintain. Each month the unit owner pays one amount to WPRF and one to their maintenance company. Many don't understand where UCO budgeted items come in.

The following explanations should serve to clear up confusion.

WPRF

Your payment to the clubhouse covers an Operating fund consisting of budgeted items of income and expenses which run the recreation facility — clubhouses, grounds and facilities. The Operating fund comprises about 37% of the payment to WPRF. The remaining 63% is base rent.

The monthly rec fees charged to the 7,854 unit owners comprise the main source of income. To that is added receipts for interest, classes, theater ticket sales, dances and ID photos which are additional income items credited. Broad expense categories are: salaries, taxes, insurance repairs and maintenance on the pools and perimeter roads, security, utilities, office and social activities. There are pages of line items in support of these expenses. Unit owners are not responsible for maintaining the private pools — Greenbrier, Wellington, Golf's Edge and Plymouth/Stratford. These are paid for and maintained by the unit owners in those areas.

Building Associations

Your building association pays monthly assessments to your maintenance company for management and accounting, in accordance with their respective contracts, and each contract will differ by association. Many unit owners do not understand why the building next to them or their friends in other areas pay less than they do. If your association budgets for Reserves and other expenses which are not in other budgets, that will account for the differences from one building to another. If your building has its maintenance company provide full maintenance, i.e. bookkeeping services, tax return preparation, etc., this will vary the monthly costs. You cannot compare one association to another if they receive different services, nor can one maintenance company be compared with another for cost and services provided. Its apples to apples.

Association payments which are paid to the respective maintenance company go into its income. Some expenses are: grounds maintenance, electric, water and sewer, dumpster rental (the cost for trash collection), bulbs, fire extinguisher maintenance, FL State Annual Report, Division of Condominium annual cost, etc.

UCO

Your association will receive a quarterly invoice from UCO for Transportation, Security, Cable TV, Ambulance and UCO Dues. These are paid to UCO for disbursement to the respective contractors. It pays semi-annually for Irrigation and annually for Ambulance.

Income to UCO is derived from

Bar Codes, Gate Passes, Laundry, Investigation Fees, Interest, etc.

Expenses include: landscape maintenance, contract payments for ambulance, transportation, security, cable, reclaimed water fee and usage, laundry expenses, reserves, insurance, utilities, salaries, auditing, taxes, etc. The list runs about 90 line items.

These income and expense items make up the UCO budget which are reported to your maintenance company for inclusion in your annual

Judge Poulton ruled in 1983 that all unit owners were obligated to pay for transportation on a percentage of ownership basis.

Some will argue that it has nothing to do with the size of the unit, but that was the ruling and we are bound by it.

association budget. This is how the unit owners pay for these expenses.

At this point, mention should be made about Percentages of Ownership which (sometimes defy logic, but in regard to transportation, Judge Poulton ruled in 1983 that all unit owners were obligated to pay

for transportation on a percentage of ownership basis. Some will argue that it has nothing to do with the size of the unit, but that was the ruling and we are bound by it. Cable, on the other hand, is the same for all. Your percentage of ownership can be found in your association documents, a copy of which is given to all buyers. Percentages may also be found in the association budget distributed to each unit owner before the close of the year. A study of your budget will show you how much each size unit pays.

It has been mentioned at UCO that it would be a good move to hold a meeting to which all residents are invited to learn what our payments are all about and clear up misconceptions. An appropriate time to do this would be during season when the majority of unit owners are here and available to attend such a meeting. If you were present at the Officers/Finance meeting on July 24, you heard that a subsequent meeting such as this will be scheduled for further discussion to possibly reduce the UCO budget. This meeting has since been scheduled for August 21 at 10:00 AM in Room C of the clubhouse. This budget is independent of WPRF and your Association budgets.

Pruitts Property Management, Inc.
Family Owned & Operated



**Serving Century Village
for more than 10 years**

From accounting to landscaping, janitorial to pest control
irrigation to fertilization, whatever your needs!

Our Secret is Personalized Service!

**Just Dial 561-432-3076
And Let Pruitts Do It For You!**

24 HOUR EMERGENCY SERVICE