

Annual report treasurer 2023

As a homeowners' association, we also have to deal with national trends and developments. After 2022, 2023 was a year in which inflation declined and eventually ended 4,2%.

One of those trends is that more and more matters need to be secured and reported. Fire safety is of course an important issue, but all kinds of equipment such as lifts, car decks, ventilation equipment in the garage, etc. must also be regularly maintained and checked. The insurance sets requirements and this also includes a periodic appraisal (due again in 2025) and SCOPE 12 inspection of the electrical system with the associated costs. The legislator sets new requirements for smoke extraction. This will be discussed later in the meeting. Of course, these types of things also have an effect on the operating account and reserves.

If we look purely at the bottom line, we had a good year in 2023. But 651,50€ spent more than budgeted. But there are some necessary notes to be made.

The aforementioned fire safety has been partially delayed due to difficult communication, which results in a "savings" of 1700 €

The payment 8000 € that we spend annually on maintenance of parking decks has been shifted from December 2023 to January 2024.

In 2023 we had some problems with cleaning. As a result, matters have been left behind and we have 5889 € spent less. In consultation with the members' meeting, we established a schedule with minimal cleaning needs and it is the board's intention to strictly enforce that schedule next year. This will be discussed later in the meeting. Exterior windows have not been washed since May 2022, while the cleaning had already been delegated to SSM.

These were the "win's".

The setbacks are a huge increase in the elektra. We still have to wait for clarity in the settlement.

In addition, a new motor revolving door machine (1190 €), cleaning drain WTW (1530 €). In addition, there were disruptions to the intercoms (€1630), also an item later in the meeting. I must note that the two residents in question cooperated smoothly and accepted an intercom without video as a solution until the entire installation is renewed.

Now the 2024 budget, a preliminary version of which you have already seen in the December 2023 newsletter.

Building insurance will increase from €14,547 to €15,316, or an increase of 5.3% (after an increase of 11% in 2023).

The VP&A management costs will increase from €16,199 to €17,255, with a 6.5% increase. Just to elaborate on this. It takes the board a lot of time and effort to point out their responsibilities to VP&A and to have actions carried out. This results in delays in repairs and administrative matters. The website on which you as residents can view matters is incomplete and chaotic.

As a board, we are a member of VvE Belang, an interest group of VvEs where you can ask questions and obtain information about legal measures. On this forum, but also in newspapers, you can regularly read about dissatisfaction with the work of homeowners' association managers. In particular the time that a manager can spend on a particular homeowners' association. We also occasionally have contact with other homeowners' association boards that confirm this picture. We have spoken with another manager in the past, but we are under no illusion that we would be better off with a comparable contract with another manager. This remains a constant concern.

Later in this meeting we will discuss the problem of flue gas discharges in detail. This will require a substantial investment in the coming year. Roughly €100,000. In addition, we spent €32,520 on solar panels last year. Both amounts are not mentioned or are not mentioned correctly in MJOP 2020. Regarding the smoke extraction, only 1 channel is incorrectly mentioned at € 6,768 to be replaced in 2031. The intercom system must also be replaced next year, also roughly € 35,000. This is stated in the MJOP for 37,056 in 2021. These matters together have a considerable effect on the total reserves. As you know, we have 3 reserve accounts. General, garage and parking decks. This is because the contributions are calculated differently. With general it goes to the division part that you have purchased, while with parking decks it is the same for every owner. This does not mean that the money spent on parking decks cannot be used for something else, as long as there is enough cash available when they need to be replaced. In MJOP 2020 there is a capitalization in which you can see how much money must be available at any time for large investments. I have updated the capitalization for the investments mentioned and compared them to the MJOP. Columns B, C and D show how the MJOP calculated the reserves. Columns E, F and G show how the intercom has been moved from 2021 to 2024 and the solar panel investment has been settled in 2023 and also how the flue gas discharges will put pressure on the reserves from 2024. You can see that expected expenses can be met from expected available reserves. You can also see that the backlog of the MJOP 2020 will have been closed by around 2034. Naturally, a new MJOP will have to be drawn up next year and changes such as replacing flue gas discharges after 15 years instead of 25 years and replacing and maintaining solar panels will then be processed.

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