

Ada Moorings Condo Association
Agenda for October 23, 2025 AMCA Board Meeting – 8:30 PM

I. Attendance 8:34pm

- A. **Present:** H. Link, D. Wartko, D. Coulombe, J. Yost, R. Sottile, S. Mulchay
- B. **Absent:** S. Lopofsky
- C. **Villas Representatives** (non-voting): I. Diepholz
- D. No others present

II. Approval of prior meeting minutes

- A. All prior meeting minutes up to date on website

III. Treasurer’s Report and Related Items

- A. Balance Sheet (prepared by J. Yost)

Ada Moorings Condo Association	
Balance Sheet	
As of October 23, 2025	
Accrual Basis	
	Oct 23, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking 653542696	164,757.58
Savings 2942185113	21,151.37
Total Checking/Savings	185,908.95
Accounts Receivable	2,675.00
Total Current Assets	188,583.95
TOTAL ASSETS	188,583.95
LIABILITIES & EQUITY	
	188,583.95

ADA MOORINGS CONDO ASSOC Total available balance **\$185,908.95**

[BUS COMPLETE CHK \(...2696\) >](#)

[Transfer money](#) [More v](#)

\$164,757.58

Available balance

\$164,757.58 **\$21,151.37**

Present balance Available credit

[CHASE BUS TOTAL SAV \(...5113\) >](#)

[Statements](#) [More v](#)

\$21,151.37

Available balance

\$21,151.37

Present balance



B. Budget Vs. Actual (prepared by J. Yost)

Ada Moorings Condo Association
Profit & Loss Budget vs. Actual
 January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
▶ Dues - Fee Income	103,000.00	105,700.00	-2,700.00
▶ Reimbursed Expenses	0.00	0.00	0.00
Working Capital	875.00	0.00	875.00
Total Income	103,875.00	105,700.00	-1,825.00
Gross Profit	103,875.00	105,700.00	-1,825.00
▼ Expense			
▼ Expenses			
▼ Administrative			
Accounting/Audit	0.00	1,000.00	-1,000.00
AMRC Administrative	1,056.34	1,056.34	0.00
Bank Fees	5.00	16.00	-11.00
Legal share	0.00	1,200.00	-1,200.00
Office Supplies	0.00	300.00	-300.00
Postage/Fax/Copy	287.79	450.00	-162.21
State of MI Nonprofit Fi...	0.00	20.00	-20.00
Website	150.86	130.50	20.36
Total Administrative	1,499.99	4,172.84	-2,672.85
▼ Common Area			
Entryway Maintenance	16,024.94	16,024.96	-0.02
▼ Island Maintenance			
Bark/Mulch	1,387.28	1,700.00	-312.72
Lawn Maintenance	5,581.27	6,314.14	-732.87
Water Reimburseme...	1,187.41	1,450.00	-262.59
Total Island Maintenance	8,155.96	9,464.14	-1,308.18
Pond Maintenance	504.85	500.00	4.85
Tot-Lot Share	3,968.67	4,000.00	-31.33
Total Common Area	28,654.42	29,989.10	-1,334.68
Insurance Expense Share	1,568.00	1,568.00	0.00
Road Repair	20,530.70	20,530.70	0.00
Snow Plowing	9,934.21	9,934.21	0.00
Trash Disposal	28,863.63	26,168.30	2,695.33
Total Expenses	91,050.95	92,363.15	-1,312.20
Total Expense	91,050.95	92,363.15	-1,312.20
Net Ordinary Income	12,824.05	13,336.85	-512.80
▶ Other Income/Expense	1.57	0.00	1.57
Net Income	12,825.62	13,336.85	-511.23

C. Dues collection sent to homeowners March 21, 2025. Dues decreased to \$700 from \$750 in 2025. Payment due April 25. As of October 22, three homeowners are delinquent. Past due letters sent 10/24/2025. \$25 late fee will apply 11/15.

D. Audit that was authorized at the annual meeting is underway

IV. Pending and Completed Sales

- A. 1168 Dogwood Meadows Dr – sold Feb 2025 for \$753,000
- B. 935 Thornapple Club Ct – sold May 2025 for \$575,000
- C. 7677 Thornapple Club Dr – sold June 2025 for \$600,000
- D. 1165 Spice Bush Dr – sold June 2025 for \$505,000
- E. 986 Dogwood Meadows Dr – sold October 2025

V. AMRC - Road Updates

- A. No plans to do AMNCA road replacement in 2026
- B. Snow plow contract is signed – 17% increase over last contract, which had fees locked in for several years throughout high inflationary period

VI. Action Items from Prior Meeting(s)

- A. Radar signs
 - 1. Request during annual meeting to investigate feasibility of installing radar signs in the neighborhood to better regulate speed
 - 2. Board secured formal quotes from two companies
 - a. Board will review proposals at next meeting

VII. New Business

- A. Old Elm neighborhood has experienced doorbell ditching and they think the teenagers are coming from our neighborhood. Board will distribute photos of suspects to the other Ada Moorings boards for awareness

VIII. Complaints

IX. Open Forum

X. Next AMCA Meeting **December 4th**

XI. Adjournment **9:15pm**