

RV Storage Lot Committee Report for November 21, 2024

- I. In our contract with AJI Fence we ordered 80 remote gate openers at \$20 each for a total of \$1,600. Recently, HGA has stated that they do not have any openers to turn over to HGMD. The lessee in space #1 removed his utility trailer and returned his remote. The office turned that one remote over to me. We currently have two spaces available to rent but only have on hand that one remote. This means that we cannot rent one of those spaces until we have a remote to go with it.
 - a. On paper we purchased 80 remotes. 72 out of 74 spaces are rented. That leaves 8 remotes. From that, it is presumed that Security has 2 remotes and Maintenance has 1, leaving 5 remotes. However, one lessee, who is no longer in the lot, lost his remote. That reduces the number to 4. Two lessees each wanted a second remote and HGA allowed that leaving a remainder of 2. One lessee didn't need a remote (me) so on paper there should be 3 remotes available. So, obviously we are missing 2 remotes.
 - b. The balance sheet below shows that July deposits for the RV Lot Gate Openers amount to \$1,190. The deposit for openers is \$35 ea. Dividing \$1,190 by \$35 equals 34 gate opener deposits. The RV Lot rental agreements only document that 66 deposits have been made. \$35 multiplied by 66 deposits equals \$2,310. This is a significant discrepancy of \$1,120. However, it is highly unlikely that there have ever been only 34 gate openers provided to lessees. The lot is almost always at or near its capacity of 74 lessees. Currently there are two vacancies.
 - c. The significance of this is that the deposits are considered "Long-Term Debt" because deposits are refundable when the gate opener is returned. There must be sufficient deposits to cover the entire debt, something the balance sheet does not show. HGA has not provided an accounting of the remotes in their possession. It is my recommendation that HGA should do so and provide deposits for the ones they have to help balance the debt.

Heather Gardens Metropolitan District Comparative Balance Sheets

	7/31/2024	6/30/2024	5/31/2024	12/31/2023
CURRENT LIABILITIES				
Accounts & Interest Payable	108,792	38,487	166,616	124,675
Due To/From HGA	733,119	644,546	444,353	247,098
Bonds Payable - Short Term	300,000	300,000	300,000	300,000
Unearned Revenue	59,569	65,218	50,854	65,760
Prepaid Rec Fees	34,248	36,523	38,808	34,369
Gift Cards	15,849	16,328	15,954	15,105
Deposits - Rooms, Trips, Leagues	-	-	-	-
Sales Tax Payable	8,443	8,342	7,457	3,593
Deferred Property Tax	484,572	484,572	484,572	484,572
Deferred Revenue - PARQ	7,204	7,204	7,204	7,204
TOTAL CURRENT LIABILITIES	1,751,797	1,601,221	1,515,818	1,282,377
LONG-TERM DEBT				
Bond Issue	6,815,000	6,815,000	6,815,000	6,815,000
Deferred Loss Series 2017 Refunding Bond	(582,096)	(582,096)	(582,096)	(582,096)
Original Issue Premium 2017 Bonds	600,681	600,681	600,681	600,681
RV Lot Gate Opener Deposit	1,190	1,120	1,085	1,015
TOTAL CURRENT & LONG-TERM LIABILITIES	8,586,571	8,435,925	8,350,488	8,116,977

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- II. I reviewed five new rental contracts completed by HGA on Oct. 28, 2024. Each contract had issues:
 - a. On the first contract the check was made out to HGA when it should have been made out to HGMD. Also, the lessee was overcharged by \$40.50.
 - b. On the second contract the lessee was overcharged by \$7.40.
 - c. The third contract was marked as paid, but it did not indicate whether it was cash, check, or ACH. Otherwise, the total amount indicated on the contract appears to be correct if rounded up.
 - d. The fourth contract was signed on 9/23/2024 but the top of the contract stated the lease period was from 1/1/2024 to 12/31/2024. There was no indication of payment.
 - e. The fifth contract mis-quoted the quarterly rate as "\$66" when it is \$99 and mis-quoted the annual rate as "\$264" when it should have been \$396. Lessee's prorated rent plus quarterly rent equaled \$104.41 and adding a \$35 remote opener deposit the lessee should have paid \$139.41. Instead, lessee paid \$112, underpaying by \$27.41.
- III. The purchase of 6 Solar streetlights from Amazon for \$1,080 has not been accomplished. We need to create a tax-free Amazon account.
- IV. The contract for landscape grading at the Dump station and Gate by Highlands Stamped Concrete for \$3,493 has not yet been signed.
- V. A revised transfer and wait list has been updated and publicly posted (with phone and email addresses redacted) on the HGMD website under the RV Lot Committee.
- VI. HGA turned over the 2024 RV Lot lease agreements to HGMD. The paper copies of those lease agreements (all 74) were delivered in person, by me, to CRS's office on Friday, November 8th.
- VII. Committee members, Forrest McClure, Tom Sandquist, Lee and Lynn Nicholson, Roy Ferguson, Len Robinson, (Tom Parko excused) assisted eleven lessees with their 2025 lease agreements at our November 11th committee meeting and six additional agreements on November 14th at the RV Lot Club meeting. The documents along with ACH forms and checks were given to on-site CRS representatives (Katherine Kohnen, et al.).

Respectfully submitted,

Forrest McClure
HGMD Director, Chair RV Storage Lot Committee