



LOCAL UNION #94
PLUMBERS, PIPEFITTERS,
REFRIGERATION & SERVICE TECHS

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DAVE KIRVEN
Business Manager/Financial Secretary

VANCE VANVOORHIS
Business Agent

April 8, 2021

Dear Local 94 Brothers & Sisters,

I am writing you because we have had members suggest we get rid of the Building Fund and I would like to explain what the Building Fund means to the financial well-being of Local 94. As you can see on the following page the Expenses by Vendor Summary report, the Building Fund pays for all maintenance, taxes, all insurances, and all property upkeep for both buildings.

We started using the Supplemental dues as a Building Fund when the membership approved it in 2019. Since 2019 we have collected over \$265,000 from the members through the .30/hr. deduction. Our expenses were just over \$222,000 as noted on the second page. It takes roughly \$120,000 to maintain everything to a level we all want to see as we drive onto the property and that's pretty much bare necessity if you want to keep the property presentable.

We currently have just over \$860,000 in our General fund and a little over \$43,000 in the Building Fund. If we did not have the Building Fund our General Fund would be at about \$600,000. Presently we are getting prices on replacing the roof at the Union Hall (roof over the old weld shop and union meeting room) and the estimates are coming in around \$65,000 which still leaves the roof over the new weld shop needing replacement over the next 10 years. We could keep patching the Union Hall roof for hundreds or maybe thousands of dollars per repair, but that roof is well over 30 years old. If we did not have the Building fund and we had no choice but to replace that roof, the General fund would be getting closer to \$500,000 and a raise of union dues would be needed in the near future (probably 1%). And that is not even considering that we need to spend between 10 and 20 k per year to keep the parking lots maintained. I would like to think the membership would see the Building Fund as having a piece of mind knowing the property can be maintained with just this fund even when work is slow as it has been over the last 18 months or so. When work picks up this fund should grow so we can do more capital projects like remodeling the Event Center. As Financial-Secretary Treasurer my opinion is the Building fund should be kept in place and is vital to the financial health of Local 94.

Fraternally,

Business Manager, Financial-Secretary Treasurer

10:31 AM

04/06/21

Accrual Basis

Plumbers & Pipefitters Local Union 94
Expenses by Vendor Summary
 August 1, 2019 through April 6, 2021

	<u>Aug 1, '19 - Apr 6, 21</u>
A MODERN LOCKSMITH	690.00
ABBOT FIRE & SECURITY INC.	701.48
ABBOTT ELECTRIC	1,886.50
ABBOTT FIRE & SECURITY INC.	1,060.50
AMERICAN ELECTRIC POWER	25,252.36
AMERISEAL & RESTORATION LLC	2,275.00 (recalced and resealed exterior of union hall)
AMTRUST NORTH AMERICA	25,969.00 (property insurance)
AT&T	7,120.96
BP	405.77 (coded to wrong account)
CANTON CITY UTILITIES	3,260.69
CINTAS	938.96
COPIER CONSULTANTS, INC.	569.95
DOERSCHUK PLUMBING & HEATING, INC	4,975.00 (install backflow preventer on fire line in Training Center)
DOMINION ENERGY OHIO	10,801.78
JATC	2,333.63 (reimbursement for rooftop repairs)
K & L FLOORMASTERS, LLC	3,543.00
MASTERLIFT	0.00
MAX PROPERTY SERVICES, LLC	24,466.00 (lawn service and snow removal)
MIDWEST SIGNS	334.23
OHIO DEPT. OF COMMERCE	136.50
PRECISION PEST MANAGEMENT	308.86
PROTECH SECURITY	1,132.04
R T HAMPTON PLUMBING & HEATING	85.00
RAY ROOFING	908.31
REFRIGERATION SALES CORPORATION	0.00
RENTWEAR, INC.	4,037.68
REPUBLIC SERVICES	1,151.75
REPUBLIC SERVICES	84.69
REPUBLIC SERVICES #870	690.34
REPUBLIC WASTE SERVICES	1,649.18
ROD'S CLEANING SERVICE	9,465.00
RT HAMPTON	85.00 (test backflow preventer)
SILCO	667.47
SILCO FIRE & SECURITY	2,006.38
STARK COUNTY TREASURER TREASURER,	53,867.77 (real estate taxes)
STATE OF OHIO	136.50
UNION INSURANCE GROUP	4,513.00
UNION INSURANCE GROUP/TMC	4,513.00 >(liability insurance)
VASCO ASPHALT COMPANY	20,313.00
TOTAL	<u>222,336.28</u>
TOTAL CURRENTLY IN BUILDING FUND	<u>+43,334</u>
TOTAL MEMBERS CONTRIBUTIONS TO BLDG FUND	265,670
TOTAL CURRENTLY IN GENERAL FUND	860,597
TOTAL MEMBERS CONTRIBUTIONS TO BLDG FUND	<u>-265,670</u>
WHERE GENERAL FUND WOULD BE WITHOUT BUILDING FUND CONTRIBUTIONS	<u>594,927</u>