

Treasurers Report

January 1, 2019 to December 31, 2019
October 2, 2019

Account Balances	Checking	\$ 2,210.31
	Savings	<u>15,838.17</u>
	Total	\$ 18,048.48

The allocation of these funds are as follows:

Operating & Maintenance (O&M) Expenses and O&M Funds

Lake Access & Fence Maintenance Fund	\$ 9,263.48	Balance Goal	\$ 24,000
Park & Entrance Maintenance Fund	1,000.00		
Contingency	2,000.00		
Operating Fund	2,000.00		
Estimated Remaining 2019 Expenses	<u>3,585.00</u>		
Sub-Total	\$ 17,848.48		

Development Funds

Tree Fund	\$ 200.00
Sub-Total	\$ 200.00

Total Funds \$ 18,048.48

Total remaining collections	\$ -	includes past due for previous years
Total liens	<u>175.00</u>	
Total remaining collections and liens	\$ 175.00	

Operating and Maintenance funds cannot be used for betterment projects such as playground equipment, etc. The Operation and Maintenance funds can only be used for operation expenses, improvements and additions of existing structures, repairs, and maintenance of common properties. Any new betterment project that will increase maintenance costs and/or liabilities requires membership approval.

Receipts & Expenses

A total of \$6437.57 was collected. This was a result of receiving 64 of 65 of the 2019 assessments, 0 past due assessment, 4 late fees, donations of \$0, 0 canoe storage leases, \$0 in 2020 assesment prepayments, \$0 in Lien Fees, dividends of \$17.57, and the Woodlands lake access fee of \$900.

A total of \$11459.22 was or is projected to be spent in 2019.

We have a total of \$805 in unpaid late fees, assesments, and leins (includes amounts from previous years - see page 2).

The following three pages contain the details of the receipts and expenses for 2019. In addition, the budget recommendations are presented. The following pages are:

Expense Budget Review & Recommendations	Page 2
Receipt & Expense Summary	Page 2
Unpaid Assesments and Late Fees	Page 2
Summary of Receipts & Expenses	Page 3
Allocation of Cash Assets & Assessments	Page 3
Summary of Transactions	Page 4

2020 Assessment

The notice for the 2020 assessments will be sent in mid-January. The 2020 assessments will be due by March 1, 2020.

The proposed 2020 assessment is as follows:

O&M Assessment	\$ 75.00
Fund Assessment	<u>10.00</u>
	\$ 85.00

Web Site

The business registration is paid through 11-11-2020

The domain name is paid through 11-11-2021

The web site is paid through 11-10-2022 Upgrade available (and required at some point)

January 1, 2019 to December 31, 2019

Expense Budget Review & Recommendations

	2019 Budget	YTD Actual	Estimated Additional Expenses to Year End	2019 Projected Estimate	Estimated Variance	2020 Proposed	2020 Est. Lease Fees	Adjusted 2020 Proposed	Adjusted 2020 Proposed vs 2019 Estimate	Adjusted 2020 Proposed vs 2019 Budget	Per Lot Assessment Increase (Decrease)	Total Per Lot Assessment	Total Per Lot Assessment %
Operating Fees	\$ 300.00	\$ 220.50	\$ 50.00	\$ 270.50	29.50	\$ 300.00	\$ -	\$ 300.00	\$ 29.50	\$ -	\$ -	\$ 4.62	6.16%
Legal	300.00	474.54	-	474.54	(174.54)	300.00	-	300.00	(174.54)	-	-	4.62	6.16%
Taxes	170.00	10.00	160.00	170.00	-	170.00	-	170.00	-	-	-	2.62	3.49%
Insurance	1,250.00	1,173.00	-	1,173.00	77.00	1,250.00	-	1,250.00	77.00	-	-	19.23	25.63%
Lake Access Maintenance	345.00	2,965.73	3,275.00	6,240.73	(5,895.73)	345.00	-	345.00	(5,895.73)	-	-	5.31	7.08%
Park Maintenance	2,200.00	2,173.39	-	2,173.39	26.61	2,200.00	-	2,200.00	26.61	-	-	33.85	45.12%
Entrance Maintenance	50.00	-	-	-	50.00	50.00	-	50.00	50.00	-	-	0.77	1.03%
Web Site	110.00	634.59	-	634.59	(524.59)	110.00	-	110.00	(524.59)	-	-	1.69	2.25%
Park Trees	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Fence & Misc. Maintenance	50.00	-	-	-	50.00	50.00	-	50.00	50.00	-	-	0.77	1.03%
Lost Due Check	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Picnic and Gatherings	-	222.47	-	222.47	(222.47)	-	-	-	(222.47)	-	-	-	0.00%
Annual Meeting	100.00	-	100.00	100.00	-	100.00	-	100.00	-	-	-	1.54	2.05%
	\$ 4,875.00	\$ 7,874.22	\$ 3,585.00	\$ 11,459.22	\$ (6,584.22)	\$ 4,875.00	\$ -	\$ 4,875.00	\$ (6,584.22)	\$ -	\$ -	\$ 75.02	100.00%
	\$ 75.00	2019 Base Assessment						\$ 75.00	2020 O&M Expense Assessment				

Receipt & Expense Summary

Account	Amount	Activity	Amount	2019 Dues	Quantity	Dues	
Taxes	(10.00)	Dividends	17.57	Total Paid in 2019	64	\$ 5,440.00	85.00
Dues	5,520.00	Legal	(474.54)	Prior Year Delinquent Pmt	0	-	85.00
Lease	900.00	Mowing	(1,920.00)	Late Fees	4	80.00	20.00
Park Maintenance	(2,173.39)	PO Box	(58.50)	Lien Fees	0	-	-
Legal	(474.54)	Postage & Supplies	(796.59)	Return Check Fee	0	-	-
Operating Fees	(220.50)	Transfer	-	Woodlands Lake Access	1	900.00	900.00
Dividends	17.57	(blank)	-				
Lake Access Maintenance	(2,965.73)	Insurance	(1,173.00)				
Transfer	-	Web Site	-				
Insurance	(1,173.00)	Material & Supplies	(46.39)				
Entrance Maintenance	-	Property Taxes	-				
Web Site	(634.59)	Dues Collected	5,520.00	2019 Misc			
Park Trees	-	Corp. WI Tax	(10.00)	Canoe Storage	0	-	20
Fence & Misc Maintenance	-	Weed Treatment	(207.00)	Dividends		17.57	
Donation	-	Lease	-	2020 Prepay		-	
Picnic	(222.47)	Boardwalk	(2,965.73)	Donation		-	
Lost Due Check	-	Fertilizer/Weed Treatment	-				
Annual Meeting	-	Lost Due Check	-				
Lake Access	-	Picnic	(222.47)				
		Donation	-				
		Annual Meeting	-				
		Woodlands Fee	900.00				
Total	(1,436.65)	Total	\$ (1,436.65)	Total		\$ 6,437.57	
	(1,436.65) Balanced					Balanced	
						6,437.57	
						-	

Unpaid Assessments and Late Fees

Lot 6 - Kopplin	175	Lien applied May 2019 (dues and late fee paid, owes \$175 to get lien cleared)
Lot 61- Gorniak	630	In foreclosure. No payments 2014, 2015, 2016, 2017, 2018, 2019 - total includes late fees
Total	\$ 805	

January 1, 2019 to December 31, 2019

Summary of Receipts & Expenses

Net YTD Receipts	\$ (1,436.65)	Balanced	\$ (1,436.65)	
Net Receipts (Projected)	\$ (5,021.65)	Balanced	\$	3,585.00
Total Receipts	\$ 6,437.57			
		Dividends	\$	17.57
		Lease		900.00
		Dues		5,520.00
		Donations		-
		Lake Access		-
		Other		-
		Total Receipts	\$	6,437.57
Total YTD Expenses	\$ (7,874.22)	Operating Fees	\$	(220.50)
Est Remaining Expenses	<u>(3,585.00)</u>	Legal		(474.54)
Projected 2019 Expenses	\$ (11,459.22)	Taxes		(10.00)
		Insurance		(1,173.00)
		Lake Access Maintenance		(2,965.73)
		Park Maintenance		(2,173.39)
		Entrance Maintenance		-
		Web Site		(634.59)
		Park Trees		-
		Fence & Misc. Maintenance		-
		Lost Due Check		-
		Picnic and Gatherings		(222.47)
		Annual Meeting		-
		Total Expenses	\$	(7,874.22)
		\$ (5,021.65)	(1,436.65)	
		\$ -	Net YTD Receipts	\$ (1,436.65)

Allocation of Cash Assets & Assessments

	Balance	Desired Long-Term Balance	Recommended Fund Assessment	
Lake Access & Fence Maintenance Fund	\$ 9,263.48	24,000.00	\$ 10.00	Woodlands access fee applied to "Lake A
Park & Entrance Maintenance Fund	1,000.00	1,000.00	-	
Contingency	2,000.00	2,000.00	-	
Operating Fund	2,000.00	2,000.00	-	
Tree Fund	200.00	200.00	-	
Estimated Remaining 2019 Expenses	<u>3,585.00</u>	-	-	
Total (before est. remaining expenses)	\$ 18,048.48	\$ 29,200.00	\$ 10.00	Fund Assessment
Total Less Estimated Expenses	\$ 14,463.48	\$ 29,200.00	<u>75.00</u>	O&M Assessment
			\$ 85.00	Total Assessment

January 1, 2019 to December 31, 2019

Summary of Transactions

	<u>Checking</u>	<u>Savings</u>	<u>Total</u>	<u>Account</u>	<u>Activity</u>	<u>Check Number</u>
Beginning Balance	\$ 3,662.67	\$ 15,822.46	\$ 19,485.13			

Date Cleared	Amount	Account	Amount	Activity	
11-Apr (10.00)	\$ (10.00)	Taxes	\$ (10.00)	Corp. WI Tax	752
17-Jan (58.50)	\$ (58.50)	Operating Fees	\$ (58.50)	PO Box	749
11-Feb 900.00	\$ 900.00	Lease	\$ 900.00	Woodlands Fee	na
11-Feb 2,805.00	\$ 2,805.00	Dues	\$ 2,805.00	Dues Collected	a
21-Feb 680.00	\$ 680.00	Dues	\$ 680.00	Dues Collected	b
15-Jan (162.00)	\$ (162.00)	Operating Fees	\$ (162.00)	Postage & Supplies	750
23-Feb 340.00	\$ 340.00	Dues	\$ 340.00	Dues Collected	c
27-Feb 425.00	\$ 425.00	Dues	\$ 425.00	Dues Collected	d
4-Mar 680.00	\$ 680.00	Dues	\$ 680.00	Dues Collected	e
20-Mar 170.00	\$ 170.00	Dues	\$ 170.00	Dues Collected	h
23-Mar 85.00	\$ 85.00	Dues	\$ 85.00	Dues Collected	h (cash, deposited with "i")
23-Mar 105.00	\$ 105.00	Dues	\$ 105.00	Dues Collected	i
23-Mar 105.00	\$ 105.00	Dues	\$ 105.00	Dues Collected	g
2-Apr (640.00)	\$ (640.00)	Park Maintenance	\$ (640.00)	Mowing	751
23-Apr (87.30)	\$ (87.30)	Lake Access Maintena	\$ (87.30)	Boardwalk	756
19-Apr (50.00)	\$ (50.00)	Legal	\$ (50.00)	Legal	755
11-Apr (275.13)	\$ (275.13)	Lake Access Maintena	\$ (275.13)	Boardwalk	753
31-Mar 0.79	\$ 0.79	Dividends	\$ 0.79	Dividends	na
31-Mar	\$ 7.81	Dividends	\$ 7.81	Dividends	na
	\$ (10.30)	Lake Access Maintena	\$ (10.30)	Boardwalk	757
4-Jun (249.54)	\$ (249.54)	Legal	\$ (249.54)	Legal	758
4-Jun (172.47)	\$ (172.47)	Picnic	\$ (172.47)	Picnic	759
3-Jun (50.00)	\$ (50.00)	Picnic	\$ (50.00)	Picnic	760
15-Jun (640.00)	\$ (640.00)	Park Maintenance	\$ (640.00)	Mowing	761
16-Jul (1,500.00)	\$ (1,500.00)	Lake Access Maintena	\$ (1,500.00)	Boardwalk	762
15-Jul (46.39)	\$ (46.39)	Park Maintenance	\$ (46.39)	Material & Supplies	763
30-Jun	\$ 7.90	Dividends	\$ 7.90	Dividends	na
30-Jun 1.07	\$ 1.07	Dividends	\$ 1.07	Dividends	na
19-Aug (1,093.00)	\$ (1,093.00)	Lake Access Maintena	\$ (1,093.00)	Boardwalk	767
17-Sep 125.00	\$ 125.00	Dues	\$ 125.00	Dues Collected	j
20-Aug (634.59)	\$ (634.59)	Web Site	\$ (634.59)	Postage & Supplies	765
16-Aug (640.00)	\$ (640.00)	Park Maintenance	\$ (640.00)	Mowing	766
23-Jul (175.00)	\$ (175.00)	Legal	\$ (175.00)	Legal	764
17-Sep (1,173.00)	\$ (1,173.00)	Insurance	\$ (1,173.00)	Insurance	769
27-Aug (207.00)	\$ (207.00)	Park Maintenance	\$ (207.00)	Weed Treatment	768
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
Balance	\$ 2,210.31		\$ 15,838.17		
	Checking		Savings		
	Total		\$ 18,048.48		