

Treasurers Report

January 1, 2022 to December 31, 2022
October 2, 2022

Account Balances	Checking	\$ 2,938.84
	Savings	<u>9,092.35</u>
	Total	\$ 12,031.19

The allocation of these funds are as follows:

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

Lake Access & Fence Maintenance Fund	\$ 6,800.00	Balance Goal	\$ 24,000
Park Maintenance Fund	500.00		
Contingency	2,131.19		
Operating Fund	2,000.00		
Estimated Remaining 2022 Expenses	<u>400.00</u>		
Sub-Total	\$ 11,831.19		

Development Funds

Tree Fund	\$ <u>200.00</u>
Sub-Total	\$ 200.00

Total Funds \$ 12,031.19

Total remaining collections	\$ 85.00	includes past due for previous years
Total liens	<u>-</u>	
Total remaining collections and liens	\$ 85.00	

Operating and Maintenance funds cannot be used for betterment projects such as adding 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 \$6427.94 was collected. This was a result of receiving 64 of 65 of the 2022 assessments, 0 past due assessment, 4 late fees, donations of \$0, 0 canoe storage leases, \$0 in 2023 assesment prepayments, \$0 in Lien Fees, dividends of \$7.94, and the Woodlands lake access fee of \$900.

A total of \$10476.98 was or is projected to be spent in 2022.

We have a total of \$85 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 2022. In addition, the budget recommendations are presented. The following pages are:

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2023 Assessment

The notice for the 2023 assessments will be sent in mid-January. The 2023 assessments will be due by March 1, 2023.

The proposed 2023 assessment is as follows:

O&M Assessment	\$ 107.00
Fund Assessment	<u>3.00</u>
	\$ 110.00

Web Site

The business registration (needs checking, does not show up on godaddy as required)

The domain name is paid through 11-11-2023

The web site is paid through 11-10-2023 Upgrade available (and required at some point)

January 1, 2022 to December 31, 2022

Expense Budget Review & Recommendations

October 2, 2022

	2022 Budget	YTD Actual	Estimated Additional Expenses to Year End	2022 Projected Estimate	Estimated Variance	2023 Proposed	2023 Est. Lease Fees	Adjusted 2023 Proposed	Adjusted 2023 Proposed vs 2022 Estimate	Adjusted 2023 Proposed vs 2022 Budget	Per Lot Assessment Increase (Decrease)	Total Per Lot Assessment	Total Per Lot Assessment %
Operating Fees	\$ 350.00	\$ 119.30	\$ 100.00	\$ 219.30	130.70	\$ 300.00	\$ -	\$ 300.00	\$ 80.70	\$ (50.00)	\$ (0.77)	\$ 4.62	4.31%
Legal	300.00	-	-	-	300.00	290.00	-	290.00	290.00	(10.00)	(0.15)	4.47	4.17%
Taxes	170.00	10.00	100.00	110.00	60.00	120.00	-	120.00	10.00	(50.00)	(0.77)	1.85	1.73%
Insurance	1,250.00	1,268.00	-	1,268.00	(18.00)	1,300.00	-	1,300.00	32.00	50.00	0.77	20.00	18.67%
Lake Access Maintenance	345.00	3,700.00	100.00	3,800.00	(3,455.00)	2,000.00	-	2,000.00	(1,800.00)	1,655.00	25.46	30.77	28.73%
Park Maintenance	2,200.00	4,491.00	-	4,491.00	(2,291.00)	2,500.00	-	2,500.00	(1,991.00)	300.00	4.62	38.46	35.91%
Entrance Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Web Site	110.00	179.88	-	179.88	(69.88)	200.00	-	200.00	20.12	90.00	1.38	3.08	2.88%
Park Trees	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Fence & Misc. Maintenance	50.00	-	-	-	50.00	50.00	-	50.00	50.00	-	-	0.77	0.72%
Lost Due Check	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Picnic and Gatherings	-	308.80	-	308.80	(308.80)	100.00	-	100.00	(208.80)	100.00	1.54	1.54	1.44%
Annual Meeting	100.00	-	100.00	100.00	-	100.00	-	100.00	-	-	-	1.54	1.44%
	\$ 4,875.00	\$ 10,076.98	\$ 400.00	\$ 10,476.98	\$ (5,601.98)	\$ 6,960.00	\$ -	\$ 6,960.00	\$ (3,516.98)	\$ 2,085.00	\$ 32.08	\$ 107.10	100.00%
	\$ 75.00	2022 Base Assessment						\$ 107.00	2023 O&M Expense Assessment				

Receipt & Expense Summary

Account	Amount	Activity	Amount	2022 Dues	Quantity	Dues	
Taxes	\$ (10.00)	Dividends	7.94	Total Paid in 2022	64	\$ 5,440.00	85.00
Dues	5,520.00	Legal	-	Prior Year Delinquent Pmt	0	-	-
Lease	900.00	Mowing	(2,250.00)	Late Fees	4	80.00	20.00
Park Maintenance	(4,491.00)	PO Box	(70.00)	Lien Fees	0	-	-
Legal	-	Postage & Supplies	(49.30)	Return Check Fee	0	-	-
Operating Fees	(119.30)	Transfer	-	Woodlands Lake Access	1	900.00	900.00
Dividends	7.94	(blank)	-				
Lake Access Maintenance	(3,700.00)	Insurance	(1,268.00)				
Transfer	-	Web Site	(179.88)				
Insurance	(1,268.00)	Material & Supplies	-				
Entrance Maintenance	-	Property Taxes	-				
Web Site	(179.88)	Dues Collected	5,520.00	2022 Misc			
Park Trees	-	Corp. WI Tax	(10.00)	Canoe Storage	0	\$ -	20
Fence & Misc Maintenance	-	Weed Treatment	-	Dividends		7.94	
Donation	-	Lease	-	2023 Prepay		-	
Picnic	(308.80)	Boardwalk	(3,700.00)	Donation		-	
Lost Due Check	-	Fertilizer/Weed Treatment	(2,241.00)				
Annual Meeting	-	Lost Due Check	-				
Lake Access	-	Picnic	(308.80)				
		Donation	-				
		Annual Meeting	-				
		Woodlands Fee	900.00				
Total	(3,649.04)	Total	\$ (3,649.04)	Total		\$ 6,427.94	
	(3,649.04) Balanced					Balanced	
						6,427.94	
						-	

Unpaid Assessments and Late Fees

Lot 19 (2022)	85
Total	\$ 85

January 1, 2022 to December 31, 2022

Summary of Receipts & Expenses

October 2, 2022

Net YTD Receipts	\$ (3,649.04)	Balanced	\$ (3,649.04)	
Net Receipts (Projected)	\$ (4,049.04)	Balanced	\$	400.00

Total Receipts	\$ 6,427.94
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Dividends	\$ 7.94
Lease	900.00
Dues	5,520.00
Donations	-
Lake Access	-
Other	-
Total Receipts	\$ 6,427.94

Total YTD Expenses	\$ (10,076.98)
Est Remaining Expenses	<u>(400.00)</u>
Projected 2022 Expenses	\$ (10,476.98)

Operating Fees	\$ (119.30)
Legal	-
Taxes	(10.00)
Insurance	(1,268.00)
Lake Access Maintenance	(3,700.00)
Park Maintenance	(4,491.00)
Entrance Maintenance	-
Web Site	(179.88)
Park Trees	-
Fence & Misc. Maintenance	-
Lost Due Check	-
Picnic and Gatherings	(308.80)
Annual Meeting	-

Total Expenses	\$ (10,076.98)
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\$ (4,049.04)	(3,649.04)
\$ -	

Net YTD Receipts	\$ (3,649.04)
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Allocation of Cash Assets & Assessments

	Balance	Desired Long-Term Balance	Recommended Fund Assessment	
Lake Access & Fence Maintenance Fund	\$ 6,800.00	24,000.00	\$ 3.00	Woodlands access fee applied to "Lake A
Park Maintenance Fund	500.00	1,000.00	-	
Contingency	2,131.19	2,000.00	-	
Operating Fund	2,000.00	2,000.00	-	
Tree Fund	200.00	200.00	-	
Estimated Remaining 2022 Expenses	<u>400.00</u>	-	-	
Total (before est. remaining expenses)	\$ 12,031.19	\$ 29,200.00	\$ 3.00	Fund Assessment
Total Less Estimated Expenses	\$ 11,631.19	\$ 29,200.00	<u>107.00</u>	O&M Assessment
			\$ 110.00	Total Assessment

October 2, 2022

[illegible]