

Mount Kemble Lake Association

BALANCE SHEET

As of December 31, 2019

	As of Dec 31, 2019	As of Dec 31, 2018 (PP)	Total Change
ASSETS			
Current Assets			
Bank Accounts			
100 Operating Bank Accounts	94,089	14,176	79,913
1030 Contingency Bank Accounts	100,389	100,000	388
200 LCRF Bank Accts	54,186	135,675	-81,489
Total Bank Accounts	248,663	249,851	-1,188
Other Current Assets			
1441 Undeposited Funds	0	258	-258
Total Other Current Assets	0	258	-258
Total Current Assets	248,663	250,110	-1,446
Fixed Assets			
1261 Clubhouse, beaches & docks	51,413	51,413	0
1262 Roads	302,983	302,983	0
1362 Water System	298,242	298,242	0
1366 Dam	45,191	45,191	0
Total Fixed Assets	697,828	697,828	0
TOTAL ASSETS	\$946,491	\$947,937	\$ -1,446
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			0
Equity			
2280 Restricted Net Assets	183,067	270,510	-87,443
3110 Unrestricted Retained Earnings	780,373	715,393	64,980
Net Income	-16,950	-37,966	21,016
Total Equity	946,491	947,937	-1,446
TOTAL LIABILITIES AND EQUITY	\$946,491	\$947,937	\$ -1,446

Mount Kemble Lake Association

BUDGET VS. ACTUALS: 2019 BUDGET - FY19 P&L

January - December 2019

	Actual	Budget	Total Remaining
INCOME			
4211 MKLA Base Dues [\$2450/yr]	64,516.77	232,800.00	168,283.23
4221 Restricted Dam Assessments [\$250/yr]	6,583.16	23,752.00	17,168.84
4222 Restricted LCRF Assessments [\$400/yr]	10,533.16	38,000.00	27,466.84
4223 Restricted LCRF New Member Fees		9,300.00	9,300.00
4241 Clubhouse Private Rentals	300.00	1,200.00	900.00
4250 Interest Income	459.53	200.00	-259.53
4261 Misc Income	95.53		-95.53
8007 Unapplied Cash Payment Income	2,390.12		-2,390.12
Total Income	84,878.27	305,252.00	220,373.73
GROSS PROFIT	84,878.27	305,252.00	220,373.73
EXPENSES			
5210 Administration	7,264.42	48,500.00	41,235.58
5220 Beaches & Docks	4,500.00	17,500.00	13,000.00
5250 Grounds	750.00	30,000.00	29,250.00
5270 Clubhouse	12,056.07	12,000.00	-56.07
5280 Road	12,938.95	70,000.00	57,061.05
5330 Dam Operations		4,500.00	4,500.00
5340 Water Operations	23,815.10	38,000.00	14,184.90
5350 Lakeshore Rental Payments	25,000.00	50,000.00	25,000.00
Total Expenses	86,324.54	270,500.00	184,175.46
NET OPERATING INCOME	-1,446.27	34,752.00	36,198.27
OTHER INCOME			
70000 Net Restricted Income	-15,503.51		15,503.51
Total Other Income	-15,503.51	0.00	15,503.51
NET OTHER INCOME	-15,503.51	0.00	15,503.51
NET INCOME	\$ -16,949.78	\$34,752.00	\$51,701.78

Mount Kemble Lake Association

BUDGET VS. ACTUALS: 2019 BUDGET - FY19 P&L

January - December 2019

	Actual	Budget	Total Remaining
INCOME			
4211 MKLA Base Dues [\$2450/yr]	64,516.77	232,800.00	168,283.23
4221 Restricted Dam Assessments [\$250/yr]	6,583.16	23,752.00	17,168.84
4222 Restricted LCRF Assessments [\$400/yr]	10,533.16	38,000.00	27,466.84
4223 Restricted LCRF New Member Fees		9,300.00	9,300.00
4241 Clubhouse Private Rentals	300.00	1,200.00	900.00
4250 Interest Income	393.27	200.00	-193.27
4225 Restricted LCRF interest income	66.26		-66.26
Total 4250 Interest Income	459.53	200.00	-259.53
4261 Misc Income			
4261.1 Late Fees	95.53		-95.53
8005 Misc Adjustments	0.00		0.00
Total 4261 Misc Income	95.53		-95.53
8007 Unapplied Cash Payment Income	2,390.12		-2,390.12
Total Income	84,878.27	305,252.00	220,373.73
GROSS PROFIT			
	84,878.27	305,252.00	220,373.73
EXPENSES			
5210 Administration			
5211 Administration	130.00	100.00	-30.00
5212 Bank Charges		100.00	100.00
5214 Professional Fees	1,890.50	5,700.00	3,809.50
5215 Property Taxes	1,211.76	4,900.00	3,688.24
5216 Insurance		30,000.00	30,000.00
5217 Office Supplies & Misc.	917.18	600.00	-317.18
5218 Clubhouse Utilities	1,752.33	5,100.00	3,347.67
5219 Community	1,362.65	2,000.00	637.35
Total 5210 Administration	7,264.42	48,500.00	41,235.58
5220 Beaches & Docks			
5221 Beach Operations		3,700.00	3,700.00
5222 Repairs & Improvements		300.00	300.00
5226 Water Analysis & Treatment	1,250.00	13,500.00	12,250.00
5229 Beach TBC	3,250.00		-3,250.00
Total 5220 Beaches & Docks	4,500.00	17,500.00	13,000.00
5250 Grounds			
5251 Grounds Operations	750.00	26,300.00	25,550.00
5254 Tennis Court		3,700.00	3,700.00
Total 5250 Grounds	750.00	30,000.00	29,250.00
5270 Clubhouse			

			Total
	Actual	Budget	Remaining
5271 Clubhouse Operations	1,045.01	3,600.00	2,554.99
5272 Clubhouse Repairs & Maint	1,116.06	8,400.00	7,283.94
5273 Clubhouse TBC	9,895.00		-9,895.00
Total 5270 Clubhouse	12,056.07	12,000.00	-56.07
5280 Road			
5281 Road Operations		18,000.00	18,000.00
5285 Snow Removal	12,938.95	12,000.00	-938.95
5289 Roads TBC		40,000.00	40,000.00
Total 5280 Road	12,938.95	70,000.00	57,061.05
5330 Dam Operations			
5332 Maintenance		4,500.00	4,500.00
Total 5330 Dam Operations		4,500.00	4,500.00
5340 Water Operations			
5341 Quality Control & Lic Fees	4,000.00	25,000.00	21,000.00
5342 Water Utilities	1,236.92	6,000.00	4,763.08
5343 Repair & Maintenance	9,268.10	7,000.00	-2,268.10
5349 Water TBC	9,310.08		-9,310.08
Total 5340 Water Operations	23,815.10	38,000.00	14,184.90
5350 Lakeshore Rental Payments	25,000.00	50,000.00	25,000.00
Total Expenses	86,324.54	270,500.00	184,175.46
NET OPERATING INCOME	-1,446.27	34,752.00	36,198.27
OTHER INCOME			
70000 Net Restricted Income	-15,503.51		15,503.51
Total Other Income	-15,503.51	0.00	15,503.51
NET OTHER INCOME	-15,503.51	0.00	15,503.51
NET INCOME	\$ -16,949.78	\$34,752.00	\$51,701.78

Active LCRF Project Budget & Billings

OVERAGES WERE PAID OUT OF OPERATING CASH; UNDERAGES REMAIN IN RESERVE

Date	Vendor	Memo/Description	Amount
LCRF projects			
2018PH2 repair or replace - \$75K + \$100K			
01/03/2018	EWMA	retainer for contaminated well studies	1,250
01/22/2018	Highlands Water Wells	work on pump#3	400
01/23/2018	Highlands Water Wells	pull pumps	1,200
02/15/2018	EWMA	engineering for contaminated wells	2,260
02/25/2018	Hager-Richter Geoscience Inc	borings	4,450
03/12/2018	Penny Althoff	GEOLOGIST FOR WELL	500
03/14/2018	NJ Division of Revenue	PH2 remediation - permit	1,189
03/15/2018	John Vogel II	ph2 remediation - surveys	1,450
03/15/2018	EWMA	engineering for contaminated wells	3,765
03/16/2018		new well permit	375
03/17/2018	D&L Well Drilling & Pump Co	PH2 remediation - drilling	6,500
03/17/2018	B. Horstmann Septic Service LLC	ph2 remediation - septic pump out and camera	275
03/17/2018	B. Horstmann Septic Service LLC	sales tax and permit fee	28
03/19/2018	Highlands Water Wells	materials wells 2&3	539
03/19/2018	Highlands Water Wells	work on wells 2&3	3,918
03/20/2018	Agra Environmental & Laboratory Services	meeting	113
03/29/2018	Richard A. Barrett	geologist for well #2	200
03/29/2018	Murray	ph2 remediation paper copies	270
04/05/2018	John Vogel II	surveys	250
04/05/2018	John Vogel II	harding fee	25
04/08/2018	Where Old Meets New LLC	camera inspection of well2	575
04/08/2018	Where Old Meets New LLC	sales tax	40
04/09/2018	E&LP	retainer for profession engineer for NJDEP docs	1,000

Date	Vendor	Memo/Description	Amount
04/13/2018	NJ Division of Revenue	more permits	1,000
04/13/2018	Richard A. Barrett	permit repayment	130
04/13/2018	E&LP	PE work for NJDEP well permitting #4	4,200
04/13/2018	E&LP	PE work for NJDEP well permitting #3 deeper dig	1,200
04/30/2018	E&LP	more engineering for PH2 project	1,683
05/01/2018	Agra Environmental & Laboratory Services	coliform, VOCs and other for well #3	1,595
05/01/2018	EWMA	engineering for contaminated wells	3,310
05/04/2018	Highlands Water Wells	materials wells 2&3	103
05/04/2018	Highlands Water Wells	work on wells 2&3	1,232
05/07/2018	D&L Well Drilling & Pump Co	CHECK 1618	3,000
05/13/2018	Agra Environmental & Laboratory Services	coliform	140
05/15/2018	EWMA	engineering for contaminated wells	1,373
05/21/2018	Harding Township	permits for wells	388
05/24/2018	D&L Well Drilling & Pump Co	PH2 remediation - drilling	6,430
05/31/2018	Agra Environmental & Laboratory Services	coliform	140
05/31/2018	E&LP	more engineering for PH2 project	5,897
06/19/2018	EWMA	engineering for contaminated wells	1,629
06/26/2018	Agra Environmental & Laboratory Services	coliform	1,069
06/30/2018	E&LP	more engineering for PH2 project	3,189
07/10/2018	Highlands Water Wells	materials wells 2&3	3,879
07/10/2018	Highlands Water Wells	work on wells 2&3	600
07/17/2018	Highlands Water Wells	materials wells 3	914
07/17/2018	Highlands Water Wells	work on wells 3	250
08/10/2018	Agra Environmental & Laboratory Services	coliform well#3 raw	478
08/23/2018	Highlands Water Wells	materials	31,218
08/23/2018	Highlands Water Wells	labor	6,900
09/04/2018	Highlands Water Wells	work on wells 3	1,600
10/10/2018	Highlands Water Wells	work on wells 3 Labor	19,577

Date	Vendor	Memo/Description	Amount
10/10/2018	Highlands Water Wells	ph2 remediation	33,406
11/09/2018	Highlands Water Wells	electric upgrade	1,806
12/09/2018	Highlands Water Wells	ph2 remediation - pipes and testing	5,100
02/11/2019	Highlands Water Wells	Run water line pump house 1 to well 4	600
02/11/2019	Highlands Water Wells	well head protection, bollards and steel cage	5,000
02/22/2019	E&LP	Well 4 modification of drawings	3,710
Total for 2018PH2 repair or replace - \$75K + \$100K			\$183,317
Total for LCRF projects			\$183,317
TOTAL			\$183,317

Active LCRF Project Budget & Billings

OVERAGES WERE PAID OUT OF OPERATING CASH; UNDERAGES REMAIN IN RESERVE

Date	Vendor	Memo/Description	Amount
LCRF projects			
2018PH2 repair or replace - \$75K + \$100K			
01/03/2018	EWMA	retainer for contaminated well studies	1,250.00
01/22/2018	Highlands Water Wells	work on pump#3	400.00
01/23/2018	Highlands Water Wells	pull pumps	1,200.00
02/15/2018	EWMA	engineering for contaminated wells	2,260.00
02/25/2018	Hager-Richter Geoscience Inc	borings	4,450.00
03/12/2018	Penny Althoff	GEOLOGIST FOR WELL	500.00
03/14/2018	NJ Division of Revenue	PH2 remediation - permit	1,189.00
03/15/2018	John Vogel II	ph2 remediation - surveys	1,450.00
03/15/2018	EWMA	engineering for contaminated wells	3,765.00
03/16/2018		new well permit	375.00
03/17/2018	D&L Well Drilling & Pump Co	PH2 remediation - drilling	6,500.00
03/17/2018	B. Horstmann Septic Service LLC	ph2 remediation - septic pump out and camera	275.00
03/17/2018	B. Horstmann Septic Service LLC	sales tax and permit fee	28.22
03/19/2018	Highlands Water Wells	materials wells 2&3	538.54
03/19/2018	Highlands Water Wells	work on wells 2&3	3,918.19
03/20/2018	Agra Environmental & Laboratory Services	meeting	112.50
03/29/2018	Richard A. Barrett	geologist for well #2	200.00
03/29/2018	Murray	ph2 remediation paper copies	270.15
04/05/2018	John Vogel II	surveys	250.00
04/05/2018	John Vogel II	harding fee	25.00
04/08/2018	Where Old Meets New LLC	camera inspection of well2	575.00
04/08/2018	Where Old Meets New LLC	sales tax	40.25
04/09/2018	E&LP	retainer for profession engineer for NJDEP docs	1,000.00

Date	Vendor	Memo/Description	Amount
04/13/2018	NJ Division of Revenue	more permits	1,000.00
04/13/2018	Richard A. Barrett	permit repayment	130.00
04/13/2018	E&LP	PE work for NJDEP well permitting #4	4,200.00
04/13/2018	E&LP	PE work for NJDEP well permitting #3 deeper dig	1,200.00
04/30/2018	E&LP	more engineering for PH2 project	1,682.98
05/01/2018	Agra Environmental & Laboratory Services	coliform, VOCs and other for well #3	1,595.00
05/01/2018	EWMA	engineering for contaminated wells	3,309.70
05/04/2018	Highlands Water Wells	materials wells 2&3	103.20
05/04/2018	Highlands Water Wells	work on wells 2&3	1,231.75
05/07/2018	D&L Well Drilling & Pump Co	CHECK 1618	3,000.00
05/13/2018	Agra Environmental & Laboratory Services	coliform	140.00
05/15/2018	EWMA	engineering for contaminated wells	1,372.50
05/21/2018	Harding Township	permits for wells	388.00
05/24/2018	D&L Well Drilling & Pump Co	PH2 remediation - drilling	6,430.00
05/31/2018	Agra Environmental & Laboratory Services	coliform	140.00
05/31/2018	E&LP	more engineering for PH2 project	5,897.07
06/19/2018	EWMA	engineering for contaminated wells	1,628.75
06/26/2018	Agra Environmental & Laboratory Services	coliform	1,068.75
06/30/2018	E&LP	more engineering for PH2 project	3,188.89
07/10/2018	Highlands Water Wells	materials wells 2&3	3,879.15
07/10/2018	Highlands Water Wells	work on wells 2&3	600.00
07/17/2018	Highlands Water Wells	materials wells 3	914.31
07/17/2018	Highlands Water Wells	work on wells 3	250.00
08/10/2018	Agra Environmental & Laboratory Services	coliform well#3 raw	478.00
08/23/2018	Highlands Water Wells	materials	31,218.44
08/23/2018	Highlands Water Wells	labor	6,900.00
09/04/2018	Highlands Water Wells	work on wells 3	1,600.00
10/10/2018	Highlands Water Wells	work on wells 3 Labor	19,577.00

Date	Vendor	Memo/Description	Amount
10/10/2018	Highlands Water Wells	ph2 remediation	33,406.01
11/09/2018	Highlands Water Wells	electric upgrade	1,806.00
12/09/2018	Highlands Water Wells	ph2 remediation - pipes and testing	5,100.00
02/11/2019	Highlands Water Wells	Run water line pump house 1 to well 4	600.00
02/11/2019	Highlands Water Wells	well head protection, bollards and steel cage	5,000.00
02/22/2019	E&LP	Well 4 modification of drawings	3,710.08
Total for 2018PH2 repair or replace - \$75K + \$100K			\$183,317.43
z2012Elm - \$50K			
09/29/2012	Merton Paving & Excavating, Inc	deposit for 2012 paving project	7,000.00
06/03/2013	Merton Paving & Excavating, Inc		56,713.38
07/15/2013	Merton Paving & Excavating, Inc	catch basin @ Elm	925.00
Total for z2012Elm - \$50K			\$64,638.38
z2013Dam Valve Repair - \$50K			
08/01/2013	Princeton Hydro	design pumping system	1,461.25
09/27/2013	Princeton Hydro	valve decommission, hydro analysis, design pumping system final pmt	3,113.75
02/28/2014	Princeton Hydro	siphon & pump report	114.17
07/26/2014	NJ Division of Fish and Wildlife	lowering permit	2.00
08/26/2014	Princeton Hydro	siphon & pump investigation & tech spec	5,600.00
09/29/2014	Princeton Hydro	various dam study	141.53
09/29/2014	Princeton Hydro	scouring studay	1,200.00
10/31/2014	Princeton Hydro	various dam study	374.00
11/26/2014	Princeton Hydro	various dam study	216.00
12/23/2014	Princeton Hydro	various dam study	1,500.00
12/23/2014	Princeton Hydro	various dam study	18.35
07/24/2015	Princeton Hydro	various dam study	286.00
08/21/2015	Princeton Hydro	Dam Valve Repair	2,314.00
10/01/2015	Ron-Jon Construction Corp	Dam Valve Repair	50,969.00
04/29/2016	Richard E. Deubert	engineering to correct siphon problems	750.00

Date	Vendor	Memo/Description	Amount
Total for z2013Dam Valve Repair - \$50K			\$68,060.05
z2013Generator - \$35K			
07/19/2013	Alternative Light & Energy	generator down payment	9,600.00
05/13/2014	Cooper Electronics	generator	18,029.50
09/22/2014	Cooper Electronics	generator maint contr	743.65
09/23/2014	Alternative Light & Energy	generator final payment	5,773.50
01/30/2015	Andrew E. Hall & Son, Inc.	gas line work for generator installation	1,442.15
Total for z2013Generator - \$35K			\$35,588.80
z2014LTE - \$50K			
10/03/2014	Countryside Paving Co., Inc.	LTE paving and drainage	38,840.00
11/13/2014	Countryside Paving Co., Inc.	LTE paving and drainage	4,200.00
11/20/2014	Countryside Paving Co., Inc.	LTE paving and drainage - surcharge	394.27
Total for z2014LTE - \$50K			\$43,434.27
z2014Tank maintenance - \$15+45K			
07/17/2014	Agra Environmental & Laboratory Services	tank cleaning on site	412.50
09/10/2014	Utility Service Co. INC	wash out all three tanks (three invoice #s)	4,494.00
07/14/2015	HW Alward, Inc.	valves at tanks	11,283.00
Total for z2014Tank maintenance - \$15+45K			\$16,189.50
z2015Alpine & LTW Paving - \$50K			
12/07/2015	HW Alward, Inc.	downpayment on Alpine	22,000.00
12/16/2015	HW Alward, Inc.	LTW & Alpine	45,012.40
12/16/2015	HW Alward, Inc.	LTW & Alpine downpayment	-22,000.00
12/08/2017	HW Alward, Inc.	credit for poor quality work and inability to remediate	-5,012.40
Total for z2015Alpine & LTW Paving - \$50K			\$40,000.00
z2016Dredge Lagoon - \$20K			
06/14/2017	HW Alward, Inc.	dredge lagoon	16,294.00
Total for z2016Dredge Lagoon - \$20K			\$16,294.00
z2016Refurbish all tanks = \$73K			

Date	Vendor	Memo/Description	Amount
07/26/2016	Corrosion Control Corp.	Complete refurb of two vertical tanks	35,900.00
10/14/2016	Corrosion Control Corp.	Complete refurb of two vertical tanks	39,400.00
01/17/2017	Agra Environmental & Laboratory Services	tank contractor re VOCs	98.00
Total for z2016Refurbish all tanks = \$73K			\$75,398.00
z2016Seal Roads - \$50K			
07/05/2016	Dosch King Co., Inc.	chip and seal on reserve	50,000.00
07/05/2016	Dosch King Co., Inc.	remainder of chip and seal	5,825.00
08/04/2016	Dosch King Co., Inc.	sweeper for chip and seal	802.50
Total for z2016Seal Roads - \$50K			\$56,627.50
z2017Dam Valve Remediation - \$25K			
01/17/2017	Richard E. Deubert	engineering to correct siphon problems	450.00
03/27/2017	Richard E. Deubert	engineering to correct siphon problems	2,500.00
05/16/2017	Evanston Ins Co.	claim 0117297 dam valve design failure	-37,500.00
05/19/2017	Ron-Jon Construction Corp	Dam Valve Repair	48,000.00
05/25/2017	Princeton Hydro	insurance pmt for Dam failure	-5,000.00
06/30/2017	Richard E. Deubert	engineering to correct siphon problems	1,281.25
Total for z2017Dam Valve Remediation - \$25K			\$9,731.25
z2017Diving Board - \$15K			
04/25/2017	Chaney	Diving Board refurb	4,244.99
05/16/2017	NJ Welds All LLC	weld steel dock for diving board	812.50
06/12/2017	Jorge Gomez	labor	3,785.00
06/12/2017	Jorge Gomez	materials	45.00
07/09/2017	Chaney	Diving Board refurb	887.45
Total for z2017Diving Board - \$15K			\$9,774.94
z2017Tank Circulation - \$7K			
09/17/2016	Pro Electric	Water Tower Electric	4,700.00
05/01/2017	Pro Electric	50% down payment on electric at water tanks	2,350.00
05/01/2017	Pro Electric	50% down payment on invoice #2073	-2,350.00

Date	Vendor	Memo/Description	Amount
11/13/2017	Pro Electric	Water Tower Electric	650.00
Total for z2017Tank Circulation - \$7K			\$5,350.00
zAlpine Main - \$0			
07/14/2015	HW Alward, Inc.	Alpine new main	19,096.00
Total for zAlpine Main - \$0			\$19,096.00
Total for LCRF projects			\$643,500.12
TOTAL			\$643,500.12

Mount Kemble Lake Association

TRANSACTIONS OVER \$1000

March 2019

Date	Vendor	Memo/Description	Amount
03/05/2019	Agra Environmental & Laboratory Services		-95.00
03/05/2019	Balance 5, LLC		-87.50
03/05/2019	Lakeshore Company		-25,000.00
03/05/2019	Garden State Labs Inc.		-1,250.00
03/05/2019	Highlands Water Wells		-6,862.00
03/05/2019	One Call Concepts		-3.86
03/06/2019	Cooper Power Systems		-347.35
03/06/2019	CW Backshall - Country Nursery		-1,535.40
03/06/2019	Hill Wallack LLP		-544.50
03/18/2019	CW Backshall - Country Nursery		-3,870.49
03/18/2019	Ludlow		-214.79
03/25/2019	Pro Electric		-895.00
03/26/2019	Allyn		-192.16

Mount Kemble Lake Association

LIST OF UNFUNDED IDEAS

Member

Full Name

Unfunded Projects

Unfunded Projects:2017 drainage behind garden

Unfunded Projects:2017 remediate debris at ballfield/dogpark

Unfunded Projects:More survey markers on community lots

Unfunded Projects:Remove more ash trees