

# Mount Kemble Lake Association

## BALANCE SHEET

As of December 31, 2020

	As of Dec 31, 2020	As of Dec 31, 2019 (PP)	Total Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
100 Operating Bank Accounts	136,610	94,335	42,276
1030 Contingency Bank Accounts	101,929	101,542	386
200 LCRF Bank Accts	57,510	47,591	9,919
<b>Total Bank Accounts</b>	<b>296,049</b>	<b>243,468</b>	<b>52,581</b>
<b>Total Current Assets</b>	<b>296,049</b>	<b>243,468</b>	<b>52,581</b>
<b>Fixed Assets</b>			
1261 Clubhouse, beaches & docks	96,213	96,213	0
1262 Roads	296,778	296,778	0
1362 Water System	298,518	298,518	0
1366 Dam	41,659	41,659	0
<b>Total Fixed Assets</b>	<b>733,168</b>	<b>733,168</b>	<b>0</b>
<b>TOTAL ASSETS</b>	<b>\$1,029,217</b>	<b>\$976,636</b>	<b>\$52,581</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
<b>Total Liabilities</b>			<b>0</b>
<b>Equity</b>			
2280 Restricted Net Assets	191,764	182,645	9,119
3110 Unrestricted Retained Earnings	784,872	834,550	-49,678
Net Income	52,581	-40,559	93,139
<b>Total Equity</b>	<b>1,029,217</b>	<b>976,636</b>	<b>52,581</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,029,217</b>	<b>\$976,636</b>	<b>\$52,581</b>

# Mount Kemble Lake Association

## BUDGET VS. ACTUALS: 2020 BUDGET - FY20 P&L

January - December 2020

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
4211 MKLA Base Dues [\$2450/yr]	57,370.86	235,200.00	-177,829.14	24.39 %
4220 Restricted Income				
4224 Restricted Gift	-1,352.75		-1,352.75	
<b>Total 4220 Restricted Income</b>	<b>-1,352.75</b>		<b>-1,352.75</b>	
4221 Restricted Dam Assessments [\$250/yr]	5,854.11	24,000.00	-18,145.89	24.39 %
4222 Restricted LCRF Assessments [\$400/yr]	9,366.60	38,400.00	-29,033.40	24.39 %
4223 Restricted LCRF New Member Fees	775.00	9,300.00	-8,525.00	8.33 %
4241 Clubhouse Private Rentals	950.00	1,800.00	-850.00	52.78 %
4250 Interest Income	388.85	1,560.00	-1,171.15	24.93 %
4225 Restricted LCRF interest income	24.91	180.00	-155.09	13.84 %
<b>Total 4250 Interest Income</b>	<b>413.76</b>	<b>1,740.00</b>	<b>-1,326.24</b>	<b>23.78 %</b>
4261 Misc Income				
4261.1 Late Fees	35.27		35.27	
4264 Late Fees & other penalties		144.00	-144.00	
4265 Snow Removal Rebate		8,416.00	-8,416.00	
<b>Total 4261 Misc Income</b>	<b>35.27</b>	<b>8,560.00</b>	<b>-8,524.73</b>	<b>0.41 %</b>
8007 Unapplied Cash Payment Income	1,550.98		1,550.98	
<b>Total Income</b>	<b>74,963.83</b>	<b>319,000.00</b>	<b>-244,036.17</b>	<b>23.50 %</b>
<b>GROSS PROFIT</b>				
	<b>74,963.83</b>	<b>319,000.00</b>	<b>-244,036.17</b>	<b>23.50 %</b>
<b>EXPENSES</b>				
5210 Administration				
5211 Administration	78.00	120.00	-42.00	65.00 %
5212 Bank Charges	-20.00	240.00	-260.00	-8.33 %
5214 Professional Fees	138.49	3,600.00	-3,461.51	3.85 %
5215 Property Taxes	1,235.31	5,000.00	-3,764.69	24.71 %
5216 Insurance		26,340.00	-26,340.00	
5217 Office Supplies & Misc.	388.28	1,200.00	-811.72	32.36 %
5218 Clubhouse Utilities	1,105.97	5,100.00	-3,994.03	21.69 %
5219 Community	5.44	3,400.00	-3,394.56	0.16 %
<b>Total 5210 Administration</b>	<b>2,931.49</b>	<b>45,000.00</b>	<b>-42,068.51</b>	<b>6.51 %</b>
5220 Beaches & Docks				
5221 Beach Operations		3,000.00	-3,000.00	
5226 Water Analysis & Treatment		15,000.00	-15,000.00	
5229 Beach TBC		4,000.00	-4,000.00	
<b>Total 5220 Beaches &amp; Docks</b>		<b>22,000.00</b>	<b>-22,000.00</b>	
5250 Grounds				
5251 Grounds Operations	4,139.75	33,200.00	-29,060.25	12.47 %

				Total
	Actual	Budget	over Budget	% of Budget
5254 Tennis Court		3,800.00	-3,800.00	
<b>Total 5250 Grounds</b>	<b>4,139.75</b>	<b>37,000.00</b>	<b>-32,860.25</b>	<b>11.19 %</b>
5270 Clubhouse				
5271 Clubhouse Operations	832.52	4,200.00	-3,367.48	19.82 %
5272 Clubhouse Repairs & Maint	25.99	10,800.00	-10,774.01	0.24 %
5273 Clubhouse TBC	-400.00	5,000.00	-5,400.00	-8.00 %
<b>Total 5270 Clubhouse</b>	<b>458.51</b>	<b>20,000.00</b>	<b>-19,541.49</b>	<b>2.29 %</b>
5280 Road				
5281 Road Operations	3,203.28	15,000.00	-11,796.72	21.36 %
5285 Snow Removal	6,445.49	15,000.00	-8,554.51	42.97 %
<b>Total 5280 Road</b>	<b>9,648.77</b>	<b>30,000.00</b>	<b>-20,351.23</b>	<b>32.16 %</b>
5330 Dam Operations				
5332 Maintenance		2,000.00	-2,000.00	
<b>Total 5330 Dam Operations</b>		<b>2,000.00</b>	<b>-2,000.00</b>	
5340 Water Operations	100.00		100.00	
5341 Quality Control & Lic Fees	4,200.00	24,000.00	-19,800.00	17.50 %
5342 Water Utilities	884.67	4,800.00	-3,915.33	18.43 %
5343 Repair & Maintenance		11,200.00	-11,200.00	
<b>Total 5340 Water Operations</b>	<b>5,184.67</b>	<b>40,000.00</b>	<b>-34,815.33</b>	<b>12.96 %</b>
5350 Lakeshore Rental Payments		50,000.00	-50,000.00	
Bank charges	20.00		20.00	
<b>Total Expenses</b>	<b>22,383.19</b>	<b>246,000.00</b>	<b>-223,616.81</b>	<b>9.10 %</b>
<b>NET OPERATING INCOME</b>	<b>52,580.64</b>	<b>73,000.00</b>	<b>-20,419.36</b>	<b>72.03 %</b>
<b>NET INCOME</b>	<b>\$52,580.64</b>	<b>\$73,000.00</b>	<b>\$ -20,419.36</b>	<b>72.03 %</b>

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# Active LCRF Project Budget & Billings

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

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<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
<b>LCRF projects</b>			
<b>2019 Clubhouse Window Replacements - \$35,000</b>			
07/23/2019	360 Degree Construction, Corp.	downpayment LCRF 2019 clubhouse window replacements	14,644
10/16/2019	360 Degree Construction, Corp.	Final Payment new windows clubhouse	14,644
<b>Total for 2019 Clubhouse Window Replacements - \$35,000</b>			<b>\$29,289</b>
<b>2019 Roads Tar and repair -\$40,000</b>			
05/29/2019	Guerriero Paving & Seal Coating LLC	2019 road repair and repave - downpayment	20,000
06/25/2019	Guerriero Paving & Seal Coating LLC	LCRF project for road repaving - final payment	20,000
<b>Total for 2019 Roads Tar and repair -\$40,000</b>			<b>\$40,000</b>
<b>Total for LCRF projects</b>			<b>\$69,289</b>
<b>TOTAL</b>			<b>\$69,289</b>

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# Active LCRF Project Budget & Billings

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

Date	Vendor	Memo/Description	Amount
<b>LCRF projects</b>			
<b>2018PH2 repair or replace - \$75K + \$100K</b>			
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



<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
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
07/01/2019	E&LP	Well 4	671.25
08/28/2019	Highlands Water Wells	Connect well 4	525.00
<b>Total for 2018PH2 repair or replace - \$75K + \$100K</b>			<b>\$184,513.68</b>
<b>2019 Roads Tar and repair -\$40,000</b>			
05/29/2019	Guerriero Paving & Seal Coating LLC	2019 road repair and repave - downpayment	20,000.00
06/25/2019	Guerriero Paving & Seal Coating LLC	LCRF project for road repaving - final payment	20,000.00
<b>Total for 2019 Roads Tar and repair -\$40,000</b>			<b>\$40,000.00</b>
<b>z2012Elm - \$50K</b>			
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
<b>Total for z2012Elm - \$50K</b>			<b>\$64,638.38</b>
<b>z2013Dam Valve Repair - \$50K</b>			
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

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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
<b>Total for z2013Dam Valve Repair - \$50K</b>			<b>\$68,060.05</b>
<b>z2013Generator - \$35K</b>			
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
<b>Total for z2013Generator - \$35K</b>			<b>\$35,588.80</b>
<b>z2014LTE - \$50K</b>			
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
<b>Total for z2014LTE - \$50K</b>			<b>\$43,434.27</b>
<b>z2014Tank maintenance - \$15+45K</b>			
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
<b>Total for z2014Tank maintenance - \$15+45K</b>			<b>\$16,189.50</b>
<b>z2015Alpine &amp; LTW Paving - \$50K</b>			
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

Date	Vendor	Memo/Description	Amount
12/08/2017	HW Alward, Inc.	credit for poor quality work and inability to remediate	-5,012.40
<b>Total for z2015Alpine &amp; LTW Paving - \$50K</b>			<b>\$40,000.00</b>
<b>z2016Dredge Lagoon - \$20K</b>			
06/14/2017	HW Alward, Inc.	dredge lagoon	16,294.00
<b>Total for z2016Dredge Lagoon - \$20K</b>			<b>\$16,294.00</b>
<b>z2016Refurbish all tanks = \$73K</b>			
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
<b>Total for z2016Refurbish all tanks = \$73K</b>			<b>\$75,398.00</b>
<b>z2016Seal Roads - \$50K</b>			
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
<b>Total for z2016Seal Roads - \$50K</b>			<b>\$56,627.50</b>
<b>z2017Dam Valve Remediation - \$25K</b>			
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
<b>Total for z2017Dam Valve Remediation - \$25K</b>			<b>\$9,731.25</b>
<b>z2017Diving Board - \$15K</b>			
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

<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
07/09/2017	Chaney	Diving Board refurb	887.45
<b>Total for z2017Diving Board - \$15K</b>			<b>\$9,774.94</b>
<b>z2017Tank Circulation - \$7K</b>			
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
11/13/2017	Pro Electric	Water Tower Electric	650.00
<b>Total for z2017Tank Circulation - \$7K</b>			<b>\$5,350.00</b>
<b>zAlpine Main - \$0</b>			
07/14/2015	HW Alward, Inc.	Alpine new main	19,096.00
<b>Total for zAlpine Main - \$0</b>			<b>\$19,096.00</b>
<b>Total for LCRF projects</b>			<b>\$684,696.37</b>
<b>TOTAL</b>			<b>\$684,696.37</b>

# Mount Kemble Lake Association

## TRANSACTIONS OVER \$1000

February 2020

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<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
02/10/2020	Balance 5, LLC		-41.25
02/10/2020	One Call Concepts		-4.08
02/21/2020	Agra Environmental & Laboratory Services		-600.00
02/21/2020	Rebecca Dwyer		-25.99
02/21/2020	Viking Pest Control	1333652	-99.16
02/22/2020	Agra Environmental & Laboratory Services		-225.00
02/27/2020	Bollinger Restoration		-1,352.75

# Mount Kemble Lake Association

## LIST OF UNFUNDED IDEAS

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**Member**

**Full Name**

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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