

# Mount Kemble Lake Association

## BALANCE SHEET

As of December 31, 2021

	As of Dec 31, 2021	As of Dec 31, 2020 (PP)	Total Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
100 Operating Bank Accounts	100,622	73,215	27,407
1030 Contingency Bank Accounts	103,460	103,076	384
200 LCRF Bank Accts	146,920	135,454	11,466
<b>Total Bank Accounts</b>	<b>351,001</b>	<b>311,745</b>	<b>39,257</b>
<b>Other Current Assets</b>			
1441 Undeposited Funds	517	0	517
<b>Total Other Current Assets</b>	<b>517</b>	<b>0</b>	<b>517</b>
<b>Total Current Assets</b>	<b>351,518</b>	<b>311,745</b>	<b>39,774</b>
<b>Fixed Assets</b>			
1261 Clubhouse, beaches & docks	124,889	124,889	0
1262 Roads	194,019	194,019	0
1361 Lakeshore Equipment	36,725	36,725	0
1362 Water System	330,528	330,528	0
1366 Dam	45,076	45,076	0
1369 Land	50,380	50,380	0
<b>Total Fixed Assets</b>	<b>781,616</b>	<b>781,616</b>	<b>0</b>
<b>TOTAL ASSETS</b>	<b>\$1,133,134</b>	<b>\$1,093,361</b>	<b>\$39,774</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
<b>Total Liabilities</b>			<b>0</b>
<b>Equity</b>			
2280 Restricted Net Assets	383,738	386,511	-2,772
3110 Unrestricted Retained Earnings	709,622	754,218	-44,596
Net Income	39,774	-47,368	87,141
<b>Total Equity</b>	<b>1,133,134</b>	<b>1,093,361</b>	<b>39,774</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,133,134</b>	<b>\$1,093,361</b>	<b>\$39,774</b>

# Mount Kemble Lake Association

## BUDGET VS. ACTUALS: 2021 BUDGET - FY21 P&L

January - December 2021

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
4211 MKLA Base Dues [\$2450/yr]	57,986.45	235,200.00	-177,213.55	24.65 %
4221 Restricted Dam Assessments [\$250/yr]	5,916.95	24,000.00	-18,083.05	24.65 %
4222 Restricted LCRF Assessments [\$400/yr]	9,467.11	38,400.00	-28,932.89	24.65 %
4223 Restricted LCRF New Member Fees	2,325.00	12,400.00	-10,075.00	18.75 %
4241 Clubhouse Private Rentals		900.00	-900.00	
4250 Interest Income	407.15	1,690.00	-1,282.85	24.09 %
4261 Misc Income	70.27	4,680.00	-4,609.73	1.50 %
8007 Unapplied Cash Payment Income	4,685.00		4,685.00	
<b>Total Income</b>	<b>80,857.93</b>	<b>317,270.00</b>	<b>-236,412.07</b>	<b>25.49 %</b>
<b>GROSS PROFIT</b>	<b>80,857.93</b>	<b>317,270.00</b>	<b>-236,412.07</b>	<b>25.49 %</b>
<b>EXPENSES</b>				
5210 Administration	3,171.76	48,000.00	-44,828.24	6.61 %
5220 Beaches & Docks	1,400.00	19,000.00	-17,600.00	7.37 %
5250 Grounds		48,000.00	-48,000.00	
5270 Clubhouse	918.76	16,000.00	-15,081.24	5.74 %
5280 Road	1,583.38	30,000.00	-28,416.62	5.28 %
5330 Dam Operations		4,500.00	-4,500.00	
5340 Water Operations	9,010.43	35,000.00	-25,989.57	25.74 %
5350 Lakeshore Rental Payments	25,000.00	50,000.00	-25,000.00	50.00 %
<b>Total Expenses</b>	<b>41,084.33</b>	<b>250,500.00</b>	<b>-209,415.67</b>	<b>16.40 %</b>
<b>NET OPERATING INCOME</b>	<b>39,773.60</b>	<b>66,770.00</b>	<b>-26,996.40</b>	<b>59.57 %</b>
<b>NET INCOME</b>	<b>\$39,773.60</b>	<b>\$66,770.00</b>	<b>\$ -26,996.40</b>	<b>59.57 %</b>

# Mount Kemble Lake Association

## BUDGET VS. ACTUALS: 2021 BUDGET - FY21 P&L

January - December 2021

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<b>INCOME</b>				
4211 MKLA Base Dues [\$2450/yr]	57,986.45	235,200.00	-177,213.55	24.65 %
4221 Restricted Dam Assessments [\$250/yr]	5,916.95	24,000.00	-18,083.05	24.65 %
4222 Restricted LCRF Assessments [\$400/yr]	9,467.11	38,400.00	-28,932.89	24.65 %
4223 Restricted LCRF New Member Fees	2,325.00	12,400.00	-10,075.00	18.75 %
4241 Clubhouse Private Rentals		900.00	-900.00	
4250 Interest Income	384.75	1,560.00	-1,175.25	24.66 %
4225 Restricted LCRF interest income	22.40	130.00	-107.60	17.23 %
<b>Total 4250 Interest Income</b>	<b>407.15</b>	<b>1,690.00</b>	<b>-1,282.85</b>	<b>24.09 %</b>
4261 Misc Income				
4261.1 Late Fees	70.27	180.00	-109.73	39.04 %
4265 Snow Removal Rebate		4,500.00	-4,500.00	
<b>Total 4261 Misc Income</b>	<b>70.27</b>	<b>4,680.00</b>	<b>-4,609.73</b>	<b>1.50 %</b>
8007 Unapplied Cash Payment Income	4,685.00		4,685.00	
<b>Total Income</b>	<b>80,857.93</b>	<b>317,270.00</b>	<b>-236,412.07</b>	<b>25.49 %</b>
<b>GROSS PROFIT</b>	<b>80,857.93</b>	<b>317,270.00</b>	<b>-236,412.07</b>	<b>25.49 %</b>
<b>EXPENSES</b>				
5210 Administration				
5211 Administration	78.00		78.00	
5214 Professional Fees	429.86	8,000.00	-7,570.14	5.37 %
5215 Property Taxes	1,158.93	5,000.00	-3,841.07	23.18 %
5216 Insurance		26,500.00	-26,500.00	
5217 Office Supplies & Misc.	516.57	2,000.00	-1,483.43	25.83 %
5218 Clubhouse Utilities	988.40	5,000.00	-4,011.60	19.77 %
5219 Community		1,500.00	-1,500.00	
<b>Total 5210 Administration</b>	<b>3,171.76</b>	<b>48,000.00</b>	<b>-44,828.24</b>	<b>6.61 %</b>
5220 Beaches & Docks				
5221 Beach Operations		3,000.00	-3,000.00	
5226 Water Analysis & Treatment	1,400.00	16,000.00	-14,600.00	8.75 %
<b>Total 5220 Beaches &amp; Docks</b>	<b>1,400.00</b>	<b>19,000.00</b>	<b>-17,600.00</b>	<b>7.37 %</b>
5250 Grounds				
5251 Grounds Operations		21,000.00	-21,000.00	
5252 Tree Removal		13,000.00	-13,000.00	
5254 Tennis Court		4,000.00	-4,000.00	
5255 Fall Clean-up		10,000.00	-10,000.00	
<b>Total 5250 Grounds</b>		<b>48,000.00</b>	<b>-48,000.00</b>	
5270 Clubhouse				
5271 Clubhouse Operations	446.84	10,000.00	-9,553.16	4.47 %

				Total
	Actual	Budget	over Budget	% of Budget
5272 Clubhouse Repairs & Maint	439.30	6,000.00	-5,560.70	7.32 %
5272.5 Material	32.62		32.62	
<b>Total 5272 Clubhouse Repairs &amp; Maint</b>	<b>471.92</b>	<b>6,000.00</b>	<b>-5,528.08</b>	<b>7.87 %</b>
<b>Total 5270 Clubhouse</b>	<b>918.76</b>	<b>16,000.00</b>	<b>-15,081.24</b>	<b>5.74 %</b>
5280 Road				
5281 Road Operations		15,000.00	-15,000.00	
5285 Snow Removal	1,583.38	15,000.00	-13,416.62	10.56 %
<b>Total 5280 Road</b>	<b>1,583.38</b>	<b>30,000.00</b>	<b>-28,416.62</b>	<b>5.28 %</b>
5330 Dam Operations				
5332 Maintenance		4,500.00	-4,500.00	
<b>Total 5330 Dam Operations</b>		<b>4,500.00</b>	<b>-4,500.00</b>	
5340 Water Operations				
5341 Quality Control & Lic Fees	5,819.00	23,000.00	-17,181.00	25.30 %
5342 Water Utilities	387.93	4,800.00	-4,412.07	8.08 %
5343 Repair & Maintenance		7,200.00	-7,200.00	
5349 Water TBC	2,803.50		2,803.50	
<b>Total 5340 Water Operations</b>	<b>9,010.43</b>	<b>35,000.00</b>	<b>-25,989.57</b>	<b>25.74 %</b>
5350 Lakeshore Rental Payments	25,000.00	50,000.00	-25,000.00	50.00 %
<b>Total Expenses</b>	<b>41,084.33</b>	<b>250,500.00</b>	<b>-209,415.67</b>	<b>16.40 %</b>
<b>NET OPERATING INCOME</b>	<b>39,773.60</b>	<b>66,770.00</b>	<b>-26,996.40</b>	<b>59.57 %</b>
<b>NET INCOME</b>	<b>\$39,773.60</b>	<b>\$66,770.00</b>	<b>\$ -26,996.40</b>	<b>59.57 %</b>

# 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>2020 Clubhouse New Roof - \$22,000</b>			
05/06/2020	Sabol	downpayment new roof	500
06/01/2020	Harding Township	Roof permit	164
06/09/2020	Deegan Bros. Roofing & Siding	Final Roof Payment	18,400
<b>Total for 2020 Clubhouse New Roof - \$22,000</b>			<b>\$19,064</b>
<b>2020 Water Projects - Auto Chlorine Reading, Float Tank Controls, Circ Pump - 20,000</b>			
08/06/2020	Heiden	2020 LCRF project Tank Circulation/float controls	676
11/23/2020	Heiden	pipe fitting, timer and ext cord	36
<b>Total for 2020 Water Projects - Auto Chlorine Reading, Float Tank Controls, Circ Pump - 20,000</b>			<b>\$712</b>
<b>Total for LCRF projects</b>			<b>\$19,776</b>
<b>TOTAL</b>			<b>\$19,776</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

<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
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



<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
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

<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
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 2021

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<b>Date</b>	<b>Vendor</b>	<b>Memo/Description</b>	<b>Amount</b>
02/04/2021	One Call Concepts		-1.43
02/04/2021	Viking Pest Control	1333652	-106.10
02/07/2021	Balance 5, LLC		-151.25
02/07/2021	Hill Wallack LLP		-162.00
02/08/2021	Aqua Pro-Tech Laboratories		-480.00
02/10/2021	Treasurer, State of New Jersey		-2,803.50
02/23/2021	Garden State Labs Inc.		-1,400.00