

Mount Kemble Lake Association

BALANCE SHEET

As of December 31, 2022

	As of Dec 31, 2022	As of Dec 31, 2021 (PP)	Total Change
ASSETS			
Current Assets			
Bank Accounts			
100 Operating Bank Accounts	74,368	74,368	0
1030 Contingency Bank Accounts	104,604	104,604	0
200 LCRF Bank Accts	147,928	147,928	0
Total Bank Accounts	326,899	326,899	0
Total Current Assets	326,899	326,899	0
Fixed Assets			
1261 Clubhouse, beaches & docks	134,889	134,889	0
1262 Roads	266,519	266,519	0
1361 Lakeshore Equipment	36,725	36,725	0
1362 Water System	338,332	338,332	0
1366 Dam	45,076	45,076	0
1369 Land	50,380	50,380	0
Total Fixed Assets	871,920	871,920	0
TOTAL ASSETS	\$1,198,819	\$1,198,819	\$0
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			0
Equity			
2280 Restricted Net Assets	386,093	386,093	0
3110 Unrestricted Retained Earnings	812,726	840,643	-27,916
Net Income	0	-27,916	27,916
Total Equity	1,198,819	1,198,819	0
TOTAL LIABILITIES AND EQUITY	\$1,198,819	\$1,198,819	\$0

Mount Kemble Lake Association

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

January - December 2021

	Actual	Budget	over Budget	Total % of Budget
INCOME				
4211 MKLA Base Dues [\$2450/yr]	236,428.73	235,200.00	1,228.73	100.52 %
4221 Restricted Dam Assessments [\$250/yr]	24,125.14	24,000.00	125.14	100.52 %
4222 Restricted LCRF Assessments [\$400/yr]	38,600.30	38,400.00	200.30	100.52 %
4223 Restricted LCRF New Member Fees	31,000.00	12,400.00	18,600.00	250.00 %
4241 Clubhouse Private Rentals	4,050.00	900.00	3,150.00	450.00 %
4250 Interest Income	1,684.40	1,690.00	-5.60	99.67 %
4261 Misc Income	6,384.34	4,680.00	1,704.34	136.42 %
8007 Unapplied Cash Payment Income	2,664.72		2,664.72	
Total Income	344,937.63	317,270.00	27,667.63	108.72 %
GROSS PROFIT	344,937.63	317,270.00	27,667.63	108.72 %
EXPENSES				
5210 Administration	45,146.29	48,000.00	-2,853.71	94.05 %
5220 Beaches & Docks	26,123.55	19,000.00	7,123.55	137.49 %
5250 Grounds	57,968.72	48,000.00	9,968.72	120.77 %
5270 Clubhouse	1,798.88	16,000.00	-14,201.12	11.24 %
5280 Road	28,803.19	30,000.00	-1,196.81	96.01 %
5330 Dam Operations	4,640.69	4,500.00	140.69	103.13 %
5340 Water Operations	25,283.82	35,000.00	-9,716.18	72.24 %
5350 Lakeshore Rental Payments	50,000.00	50,000.00	0.00	100.00 %
6000 Uncategorized Expense	58.00		58.00	
Total Expenses	239,823.14	250,500.00	-10,676.86	95.74 %
NET OPERATING INCOME	105,114.49	66,770.00	38,344.49	157.43 %
OTHER INCOME				
70000 Net Restricted Income	-87,202.92		-87,202.92	
Total Other Income	-87,202.92	0.00	-87,202.92	0.00%
OTHER EXPENSES				
5393 Depreciation	45,856.00		45,856.00	
Reconciliation Discrepancies	-28.00		-28.00	
Total Other Expenses	45,828.00	0.00	45,828.00	0.00%
NET OTHER INCOME	-133,030.92	0.00	-133,030.92	0.00%
NET INCOME	\$ -27,916.43	\$66,770.00	\$ -94,686.43	-41.81 %

Mount Kemble Lake Association

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4221 Restricted Dam Assessments [\$250/yr]	24,125.14	24,000.00	125.14	100.52 %
4222 Restricted LCRF Assessments [\$400/yr]	38,600.30	38,400.00	200.30	100.52 %
4223 Restricted LCRF New Member Fees	31,000.00	12,400.00	18,600.00	250.00 %
4241 Clubhouse Private Rentals	4,050.00	900.00	3,150.00	450.00 %
4250 Interest Income	1,533.28	1,560.00	-26.72	98.29 %
4225 Restricted LCRF interest income	151.12	130.00	21.12	116.25 %
Total 4250 Interest Income	1,684.40	1,690.00	-5.60	99.67 %
4261 Misc Income	3,074.03		3,074.03	
4261.1 Late Fees	245.89	180.00	65.89	136.61 %
4265 Snow Removal Rebate	3,064.42	4,500.00	-1,435.58	68.10 %
Total 4261 Misc Income	6,384.34	4,680.00	1,704.34	136.42 %
8007 Unapplied Cash Payment Income	2,664.72		2,664.72	
Total Income	344,937.63	317,270.00	27,667.63	108.72 %
GROSS PROFIT	344,937.63	317,270.00	27,667.63	108.72 %
EXPENSES				
5210 Administration				
5211 Administration	78.00		78.00	
5212 Bank Charges	98.84		98.84	
5214 Professional Fees	7,806.87	8,000.00	-193.13	97.59 %
5215 Property Taxes	2,362.83	5,000.00	-2,637.17	47.26 %
5216 Insurance	25,484.25	26,500.00	-1,015.75	96.17 %
5217 Office Supplies & Misc.	1,027.90	2,000.00	-972.10	51.40 %
5218 Clubhouse Utilities	4,441.79	5,000.00	-558.21	88.84 %
5219 Community	3,845.81	1,500.00	2,345.81	256.39 %
Total 5210 Administration	45,146.29	48,000.00	-2,853.71	94.05 %
5220 Beaches & Docks				
5221 Beach Operations	2,590.27	3,000.00	-409.73	86.34 %
5222 Repairs & Improvements	260.56		260.56	
5226 Water Analysis & Treatment	13,272.72	16,000.00	-2,727.28	82.95 %
5229 Beach TBC	10,000.00		10,000.00	
Total 5220 Beaches & Docks	26,123.55	19,000.00	7,123.55	137.49 %
5250 Grounds				
5251 Grounds Operations	22,565.08	21,000.00	1,565.08	107.45 %
5252 Tree Removal	19,347.11	13,000.00	6,347.11	148.82 %
5254 Tennis Court	3,925.93	4,000.00	-74.07	98.15 %
5255 Fall Clean-up	12,130.60	10,000.00	2,130.60	121.31 %
Total 5250 Grounds	57,968.72	48,000.00	9,968.72	120.77 %

				Total
	Actual	Budget	over Budget	% of Budget
5270 Clubhouse				
5271 Clubhouse Operations	5,780.52	10,000.00	-4,219.48	57.81 %
5272 Clubhouse Repairs & Maint	5,653.89	6,000.00	-346.11	94.23 %
5272.5 Material	364.47		364.47	
Total 5272 Clubhouse Repairs & Maint	6,018.36	6,000.00	18.36	100.31 %
5273 Clubhouse TBC	-10,000.00		-10,000.00	
Total 5270 Clubhouse	1,798.88	16,000.00	-14,201.12	11.24 %
5280 Road				
5281 Road Operations	5,395.01	15,000.00	-9,604.99	35.97 %
5285 Snow Removal	23,408.18	15,000.00	8,408.18	156.05 %
5289 Roads TBC	0.00		0.00	
Total 5280 Road	28,803.19	30,000.00	-1,196.81	96.01 %
5330 Dam Operations	2,620.99		2,620.99	
5332 Maintenance	2,019.70	4,500.00	-2,480.30	44.88 %
Total 5330 Dam Operations	4,640.69	4,500.00	140.69	103.13 %
5340 Water Operations				
5341 Quality Control & Lic Fees	20,206.75	23,000.00	-2,793.25	87.86 %
5342 Water Utilities	4,018.65	4,800.00	-781.35	83.72 %
5343 Repair & Maintenance	1,058.42	7,200.00	-6,141.58	14.70 %
5349 Water TBC	0.00		0.00	
Total 5340 Water Operations	25,283.82	35,000.00	-9,716.18	72.24 %
5350 Lakeshore Rental Payments	50,000.00	50,000.00	0.00	100.00 %
6000 Uncategorized Expense	58.00		58.00	
Total Expenses	239,823.14	250,500.00	-10,676.86	95.74 %
NET OPERATING INCOME	105,114.49	66,770.00	38,344.49	157.43 %
OTHER INCOME				
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Total Other Income	-87,202.92	0.00	-87,202.92	0.00%
OTHER EXPENSES				
5393 Depreciation	45,856.00		45,856.00	
Reconciliation Discrepancies	-28.00		-28.00	
Total Other Expenses	45,828.00	0.00	45,828.00	0.00%
NET OTHER INCOME	-133,030.92	0.00	-133,030.92	0.00%
NET INCOME	\$ -27,916.43	\$66,770.00	\$ -94,686.43	-41.81 %

Active LCRF Project Budget & Billings

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

Date	Vendor	Memo/Description	Amount
LCRF projects			
2021 Arsenic Remediation - \$25,000			
02/10/2021	Treasurer, State of New Jersey	Application Fee, Arsenic Remediation	2,804
03/31/2021	MS&B	retainer for NJ Infrastructure Bank Water Financing,\$1103.50 on 5/28/2021	5,000
Total for 2021 Arsenic Remediation - \$25,000			\$7,804
2021 Beaches and Docks Breeder Dam Masonry Repair - \$10,000-			
12/17/2021	John Cortese Mason Contractors	Breeder Dam Repair	10,000
Total for 2021 Beaches and Docks Breeder Dam Masonry Repair - \$10,000-			\$10,000
2021 Roads Tar and Repair -\$70,000			
07/15/2021	Dosch King Co., Inc.	downpayment LCRF Roads chip and seal. Total bill \$72,500	21,750
08/22/2021	Dosch King Co., Inc.	LCRF Chip and Seal - balance on reserve	48,250
08/22/2021	Dosch King Co., Inc.	LCRF Chip and Seal - clubhouse driveway	2,500
Total for 2021 Roads Tar and Repair -\$70,000			\$72,500
Total for LCRF projects			\$90,304
TOTAL			\$90,304

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
07/01/2019	E&LP	Well 4	671.25
08/28/2019	Highlands Water Wells	Connect well 4	525.00
Total for 2018PH2 repair or replace - \$75K + \$100K			\$184,513.68
2019 Roads Tar and repair -\$40,000			
05/29/2019	Guerrero Paving & Seal Coating LLC	2019 road repair and repave - downpayment	20,000.00
06/25/2019	Guerrero Paving & Seal Coating LLC	LCRF project for road repaving - final payment	20,000.00
Total for 2019 Roads Tar and repair -\$40,000			\$40,000.00
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

Date	Vendor	Memo/Description	Amount
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
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

Date	Vendor	Memo/Description	Amount
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			
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

Date	Vendor	Memo/Description	Amount
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
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			\$684,696.37
TOTAL			\$684,696.37

Mount Kemble Lake Association

TRANSACTIONS OVER \$1000

December 2021

Date	Vendor	Memo/Description	Amount
12/02/2021	Interstate Waste Services	688758	-45.00
12/02/2021	Viking Pest Control	1333652	-169.53
12/06/2021	Balance 5, LLC		-193.08
12/06/2021	One Call Concepts		-4.29
12/06/2021	Richard E. Deubert		-1,250.00
12/09/2021	Agra Environmental & Laboratory Services		-75.00
12/09/2021	Bettina Bierly		-66.72
12/09/2021	Dublin Maintenance		-426.50
12/09/2021	CW Backshall - Country Nursery		-12,130.60
12/13/2021	CW Backshall - Country Nursery		-337.20
12/17/2021	John Cortese Mason Contractors		-10,000.00
12/17/2021	Agra Environmental & Laboratory Services		-83.00
12/17/2021	Allyn		-619.14
12/17/2021	Barbara Coe		-32.92
12/17/2021	Heiden		-31.46
12/17/2021	Joan or Bill Haynsworth		-218.69
12/17/2021	Maxwell, Alison		-87.22
12/17/2021	Nancy Priscu		-88.17
12/17/2021	Tawnya Kabnick		-283.13
12/20/2021	Bob Edgar		-457.42
12/20/2021	Dublin Maintenance		-426.50
12/23/2021	Sobel		-894.00
12/23/2021	Command Security Systems Inc		-156.74
12/31/2021	Mount Kemble Lake Country Club		-395.21