



Treasurer's Report 2022 Annual Meeting

- 2022 Year in Review
- 2023 Budget
- 2023 LCRF Projects



2022 Year in Review

- Commentary
- Summary
- Balance Sheet
- P&L
- LCRF Spend



Commentary – Balance Sheet

► Balance Sheet

- Operating Bank Account is used to pay Day to Day expenses and is funded primarily through unrestricted dues.
- Contingency Bank Account is a rainy day reserve in the event of extraordinary and unforeseen expense
- LCRF (Longterm Capital Reserve Fund) Bank account is used to pay for Capital projects voted on by the community. Primary sources of income come from restricted funds as a portion of dues, new member fees and earmarked tax savings achieved by past transfer of taxed community lots to green acres (outlined in by-laws)
- Fixed Assets are community tangible assets. All but land is depreciated over time



Commentary –P&L

► Profit and Loss (P&L – Budget vs Actuals)

- Measures day to day expense performance against our Operating Budget
- Does not include LCRF expenses voted on by the community (>\$10K)
- Restricted funds are determined by community by-laws. They include:
 - Dam Assessment – repayment of State Loan to refurbish the Dam. Repayment complete in 2025
 - LCRF – Portion of dues and New member fees as restricted by by-laws.
- **We are running at a deficit year on year which will likely need to be addressed in the near future**

► Expenses

- Administration – Primary contributors include Property taxes, professional fees (tax prep) and insurance
- Beaches and Docks – water treatment
- Grounds – Tree Removal, Fall cleanup, Lawn maintenance, tennis court.
- Clubhouse – Operations, Repairs and Maintenance.
- Roads – Snow removal, Operations (ongoing repairs etc.)
- Dam – weed wacking and inspection
- Water – QC, utilities, repairs
- Lakeshore Rental Payments – repayment of Dam Loan from the state.



Commentary – LCRF

► LCRF (Long Term Capital Reserve Fund)

- Income and expenses for LCRF are NOT included in the operating budget
- Projects >\$10,000 are identified by the board and voted on by the community
- Yearly contribution comes from restricted dues (\$38,400), Earmarked Tax Savings (\$36,476) and New Member fees (budgeted \$9,100 in 2023)
- Total Contribution per annum approx. **\$84,176**
- Projects per year are identified in the LCRF spreadsheet as are projected bank balances

2022 Summary

- ▶ **Balance Sheet** - Operating Account balance (Day to Day Operating Account) \$37,765 (\$74,120 in 2021, \$73,531 in 2020, \$94,307 in 2019), LCRF (Longterm Capital Reserve Fund) \$198,063, Contingency \$105,734
 - ▶ **Note:** Operating account usually decreases each year as expenses outpace income. Balance EOY 2022 diminished by approx. \$36K due to expenses exceeding income. This trend will continue and will require an increase in dues.
 - ▶ **Recommendation is an increase MIDYEAR 2023 to dues by \$125 per quarter or \$500 per year which covers our deficit (additional income of \$48,000 per year). New quarterly dues would move from \$775 to \$900. To be voted on by the community at a special election.**
 - ▶ **Note:** The board and special committee are actively looking for means to ameliorate the dues increase. The board is also looking at available funds in the Lakeshore account that may be transferred to the Operating account to build account balance. The Lakeshore account was not designed to hold a balance.
- ▶ **Total Spend** \$279,149 which included \$34,487 of approved LCRF projects
- ▶ **P&L - Total Operating Spend** \$244,662
- ▶ **P&L** 95.7% of budget (\$250,700)
- ▶ **LCRF** projects at 65.1% of budget (budgeted projects \$57K vs spend of \$37,112)
 - ▶ Clubhouse basement refurbish came in at 49% of budget, however additional expense to be realized in 2023
 - ▶ Dam base refurbish came in at 27% of budget, however additional expense to be realized in 2023
 - ▶ New Beach walls completed and came in at 99.3% of budget

Mount Kemble Lake Association
Balance Sheet Accrual
As of December 31, 2022

	Total		
	As of Dec 31, 2022	As of Dec 31, 2021 (PP)	Change
ASSETS			
Current Assets			
Bank Accounts			
100 Operating Bank Accounts	37,765	74,120	-36,354
1030 Contingency Bank Accounts	105,734	104,604	1,130
200 LCRF Bank Accts	198,063	147,928	50,135
Total Bank Accounts	\$ 341,563	\$ 326,651	\$ 14,911
Accounts Receivable			
1231 Accounts Receivable - MKLA	-5,167	-6,950	1,783
Total Accounts Receivable	-\$ 5,167	-\$ 6,950	\$ 1,783
Other Current Assets			
1441 Undeposited Funds	3,100	0	3,100
Total Other Current Assets	\$ 3,100	\$ 0	\$ 3,100
Total Current Assets	\$ 339,496	\$ 319,701	\$ 19,795
Fixed Assets			
1261 Clubhouse, beaches & docks	168,001	134,889	33,112
1262 Roads	233,505	266,519	-33,014
1361 Lakeshore Equipment	36,725	36,725	0
1362 Water System	329,697	338,332	-8,635
1366 Dam	44,869	45,076	-207
1369 Land	50,380	50,380	0
Total Fixed Assets	\$ 863,176	\$ 871,920	-\$ 8,744
TOTAL ASSETS	\$ 1,202,672	\$ 1,191,621	\$ 11,051
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2411 Accounts Payable	0	256	-256
Total Accounts Payable	\$ 0	\$ 256	-\$ 256
Total Current Liabilities	\$ 0	\$ 256	-\$ 256
Total Liabilities	\$ 0	\$ 256	-\$ 256
Equity			
2280 Restricted Net Assets	472,847	387,749	85,097
3110 Unrestricted Retained Earnings	790,922	803,616	-12,693
Net Income	-61,097		-61,097
Total Equity	\$ 1,202,672	\$ 1,191,365	\$ 11,307
TOTAL LIABILITIES AND EQUITY	\$ 1,202,672	\$ 1,191,621	\$ 11,051

Mount Kemble Lake Association
Budget vs. Actuals: 2022 Operating Budget - FY22 P&L Accrual
 January - December 2022

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
4211 MKLA Base Dues [\$2450/yr]	235,812.50	235,200.00	612.50	100.26%
4220 Restricted Income	0.00		0.00	
4221 Restricted Dam Assessments [\$250/yr]	24,062.50	24,000.00	62.50	100.26%
4222 Restricted LCRF Assessments [\$400/yr]	38,500.00	38,400.00	100.00	100.26%
4223 Restricted LCRF New Member Fees	10,850.00	12,400.00	-1,550.00	87.50%
4241 Clubhouse Private Rentals	3,850.00	3,600.00	250.00	106.94%
4250 Interest Income	1,246.37	1,710.00	-463.63	72.89%
4261 Misc Income	706.98	5,580.00	-4,873.02	12.67%
Total Income	\$ 315,028.35	\$ 320,890.00	-\$ 5,861.65	98.17%
Gross Profit	\$ 315,028.35	\$ 320,890.00	-\$ 5,861.65	98.17%
Expenses				
5210 Administration	44,158.20	43,000.00	1,158.20	102.69%
5220 Beaches & Docks	33,698.92	19,000.00	14,698.92	177.36%
5250 Grounds	60,362.86	59,000.00	1,362.86	102.31%
5270 Clubhouse	19,019.26	16,000.00	3,019.26	118.87%
5280 Road	14,178.52	31,000.00	-16,821.48	45.74%
5330 Dam Operations	3,331.45	2,700.00	631.45	123.39%
5340 Water Operations	33,092.26	35,000.00	-1,907.74	94.55%
5350 Lakeshore Rental Payments	50,000.00	50,000.00	0.00	100.00%
Bank charges	24.00		24.00	
Total Expenses	\$ 257,865.47	\$ 255,700.00	\$ 2,165.47	100.85%
Net Operating Income	\$ 57,162.88	\$ 65,190.00	-\$ 8,027.12	87.69%
Other Income				
70000 Net Restricted Income	-72,403.66		-72,403.66	
Total Other Income	-\$ 72,403.66	\$ 0.00	-\$ 72,403.66	
Other Expenses				
5393 Depreciation	45,856.00		45,856.00	
Reconciliation Discrepancies	0.00		0.00	
Total Other Expenses	\$ 45,856.00	\$ 0.00	\$ 45,856.00	
Net Other Income	-\$ 118,259.66	\$ 0.00	-\$ 118,259.66	
Net Income	-\$ 61,096.78	\$ 65,190.00	-\$ 126,286.78	-93.72%



Commentary – Proposed Budget 2023 & LCRF Long-term Projects

➤ **Budget 2023**

- Exceeds 2022 budget +4.7% and 2022 actual +9.6%
- Increases primarily in Administration (computer), Beaches, Grounds and Dam

➤ **LCRF**

- 2021 Projects slightly over budget
- 2022 projects under budget at 60.5% of budget
- 2023 & future projects of note
 - Clubhouse renovations - \$\$40,000 (2023)
 - Lake Health Remediation - \$30,000 (2023)
 - Dredge pond and repair Pipe under road - \$50,000 (2023)
 - Backup well Engineering study - \$25,000 (2023)
 - Clubhouse new deck - \$25,000 (after 2023)

LCRF 2022, Total Spend \$37,112

	Date	Vendor	Memo/Description	Amount
2022 Clubhouse Basement Refurbish (drainage, doors, windows - \$17K				
	03/23/2022	Outdoor Design, Inc.	Basement Drainage - LCRF Project	6,286
	07/29/2022	Sabol	Jaeger lumber - new door for LCRF 2022 basement refurbish project	1,999
Total for 2022 Clubhouse Basement Refurbish (drainage, doors, windows - \$17K				\$8,285
2022 Dam base refurbish - \$15,000				
	04/20/2022	WH Canada, LS	topographic Survey	2,500
	12/07/2022	Richard E. Deubert	2022LCRFDamReburbishment- prepare plans for EPA	1,500
Total for 2022 Dam base refurbish - \$15,000				\$4,000
2022 New Beach Walls \$25,000				
	05/21/2022	Outdoor Design, Inc.	2022 LCRF New Beach Walls	12,602
	11/19/2022	John Cortese Mason Contractors	Beach Wall replacement, LCRF project 2022 \$25K	9,600
	01/16/2023	John Cortese Mason Contractors	LCRF project replace beach walls - \$25K	2,625
Total for 2022 New Beach Walls \$25,000				, \$24827
Total for LCRF projects				\$ 37,112
TOTAL				\$ 37,112

Proposed Operating Budget 2023

	Budget 2022	Actual 2022	Proposed 2023
Total Income	\$ 320,890	\$313,757	\$325,000
Member Dues and Assessments	\$ 297,600	\$ 297,600	\$ 297,600
Less Restricted Income:			
LCRF Assessment	38,400	38,400	38,400
New Member Fees	12,400	10,850	9,300
Earmarked tax savings	36,476	36,476	36,476
Unrestricted Income	222,724	222,724	222,724
OPERATING EXPS	255,700	244,229	267,700
Admin	43,000	43,897	47,000
Water	35,000	29,153	35,000
Roads	31,000	14,179	31,000
Clubhouse	16,000	18,919	16,200
Beaches & Docks	19,000	24,557	22,000
Dam	2,700	3,331	5,000
Grounds	59,000	60,193	61,500
Misc			
Lakeshore(Dam Loan) Rents	50,000	50,000	50,000
Net Cash	(32,976)	(21,505)	(44,976)
Additional Requests:			
Note:NMF shown for Information only. Not reflected in restricted income.			-

LCRF Plan – 2022/2023

LCRF BOY Bank Balance	\$135,615	\$53,291	\$135,516	\$147,928	\$196,542	\$96,695	\$110,871	(\$22,953)	(\$93,777)	(\$39,601)	\$36,575
Sum of Amount											
Row Labels	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand 2028 Total	
WATER	109,514	712	7,804	0	44,288	20,000	173,000	85,000	30,000	545,318	
LTE & LTW steel pipes						10,000				10,000	
Replace pump in PH1						10,000				10,000	
Refurbish Beer Tank								45,000		45,000	
Refurbish Vert Tank								40,000		40,000	
Paint outside tanks							23,000		30,000	53,000	
Replace plumbing in PH2										0	
Auto chlorine reading, Float control Tanks, circulation pump		712								712	
Backup wells 2 and/or 3							150,000			150,000	
Well 4	109,514									184,514	
Auto chlorine reading, Float control Tanks, circulation pump from 2020					19,288					19,288	
Arsenic treatment well #4 from 2021					0					0	
Arsenic treatment well #4			7,804							7,804	
Engineering study backup well to replace Well 1					25,000					25,000	
ROADS	40,000		72,500					70,000		182,500	
DAM				4,000	11,000					15,000	
Reburbish Dam base				4,000						4,000	
New Deck Replacement						25,000				25,000	
Clubhouse New Deck						25,000				25,000	
Clubhouse Drainage project&Doors				8,285						8,285	
Clubhouse refurbish ongoing					40,000					40,000	
Clubhouse Drainage project&Doors from 2022					8,735					8,735	
BEACHES & DOCKS			10,000	24,827	80,000		45,000			159,827	
breeder dredge							45,000			45,000	
Masonry Repair on Waterfall breeder pond			10,000							10,000	
New Beach Wall				24,827						24,827	
Continuing Lake Health Study					30,000					30,000	
breeder dredge and repair Pipe under road					50,000					50,000	
Grand Total	178,803	19,776	90,304	37,112	184,023	70,000	218,000	155,000	30,000	8,000	1,066,018