

Sylvan Shores Property Owners Association

Annual Meeting Minutes

May 4, 2019

Call to Order: Larry Jones, President, called the board meeting to order at 10:30am.

Roll Call: Board Members present: Larry Jones – President, Joanne Folkert – Vice President, Arlene Grover – Treasurer, Ed Haberman, Bret Bussman, Shirley Pierce. Board Member Absent: David Demuth

Larry provided rules of the meeting stating that there will be a hard stop at 12:15 due to serving of lunch. Informed everyone of the food downstairs, thanked everyone for attending and welcomes a new owner.

Larry also mentioned that a new board member David Demuth is unable to attend today's meeting for his son's wedding.

Larry asked to make the motion to approve of 2018 Annual Meeting Minutes. Ed Haberman made a motion to accept, Bret Bussman seconded the motion. All in favor. Motion Approved.

Reports by the Officers:

Secretary Report: Read by Arlene Grover

From 1/1/2018 through May 2018 Annual Meeting Melissa Hurd was SSPOA Secretary. Scott Anderson was elected to the Board and accepted the Secretary Position. Scott resigned from the board on August 16, 2018. At that point the Board determined that Kayla Benson could become our intern acting as Secretary.

Treasure's Report: Read by Arlene Grover (pages 8 & 9)

Presidents Report: Read by Larry Jones

Presidents Report:

Board of Directors - Following the May 5, 2018 Annual Meeting the new board met, and the following Board Members were nominated and voted in for Officers of the Association. President: Larry Jones, Vice President: Joanne Folkert, Treasurer: Arlene Grover and Secretary: No nomination or appointment. Arlene Grover volunteered and has handled the Secretary duties the last year with assistance from Office Administrator, Kayla Benson. On August 16, 2018, Scott Anderson resigned from the board. I want to thank Scott for the volunteered time and valued input he provided. After much discussion by the Board members, the motion was made and passed to stay with just the six members until the next Annual Election on May 4, 2019. I want to thank the board members for the last year. The board members have been very dedicated and a hard-working team. Many tasks and goals were accomplished.

Office Staffing - Following Mary Keppers resignation last April 2018, an immediate search was started to fill the Office Administrator position. Several candidates were selected and interviewed by members of the Board. After further review and discussion, the Board voted in favor to offer the position to Kayla Benson. The job offer was presented to Kayla and she accepted. Her first day of employment was July 7, 2018. Arlene Grover handled the on boarding process and has been providing Kayla with all the training of the many tasks, roles and responsibilities of the Sylvan Shores office. Kayla has been a quick learner and has been able to assume many office duties quickly. Kayla is very enthusiastic and dedicated to the work she does. Overall Kayla is doing an excellent job as Office Administrator. We are very fortunate to have her, and I consider her a valuable asset for SSPOA. Thank you, Kayla.

In addition, I want to thank Arlene Grover for stepping in and assuming Office Administrator duties again until a replacement was hired and for providing Kayla all the training and office support over the last year.

Maintenance - Dale Rocheleau remains on as our Groundskeeper and Maintenance. Gene Platzer remains on as Campground Groundskeeper and Maintenance. Both Dale and Gene continue to be very dedicated and hardworking employees. Thank you Dale and Gene.

Clubhouse Cleaner – Last Summer 2018, Kaitlyn Doss was interviewed and hired for Clubhouse Cleaning. She is dedicated and doing an excellent job. Thank you Kaitlyn.

Summer Staff - Last Summer 2018 we had 3 Pool Technicians (Sheryl Chenoweth, Thomas Leinbach and Craig Wilson) and 3 Pool Attendants (Kaitlyn Doss, Chris Bussman, Paige Becker) Joan Morphew, and Arlene Grover filled in when needed. We are currently have three Pool Techs and two Pool Attendants hired for this summer 2019.

Current maintenance projects in action - Repairs and improvements to the campground bath and fish house, purchasing of new poolside furniture, repairs and improvements to clubhouse front steps and poolside deck and repaving and striping of clubhouse parking lot.

I am very pleased with all that has been accomplished by the Board and staff, since the last Annual Meeting. There were many but here are some highlights: Hiring of Kayla Benson, removal of the old grainery building at the Community Center, removal of the red barn out on Highway 17, Kayla Benson launching the new website, improvements to the Fawn Lake boat landing, an improved newsletter and the Community Relations Committee for all the fun events they have organized. Again, thank you board members and all the SSPOA staff. It has been a great year.

Lastly, I want to say thank you to all who have supported me on being on the Board of Directors and as President. My term as President ends today and a new President will be nominated following the 2018 Annual Meeting.

Respectfully Submitted, Larry Jones

President – Sylvan Shores POA

REPORTS OF THE COMMITTEES:

Finance Committee Report:

The year of 2018 was very busy for everyone on the Board and Finance Committee.

1. We began the year dealing with deciding what to do about the Clubhouse windows that badly needed to be replaced. After considerable research, we contracted R.L. Peterson, LLC, Motley to replace all exterior windows and repair all damage discovered. The bid was \$61,268.00. In addition, the high trapezoid window over the foosball table was rotted out and that was additional repair of \$850.00. The north office trapezoid was also rotted out, but Mr. Peterson went ahead & fixed that one without charge. He also replaced all insulation between the west office windows at no charge. This project was totally completed by our March 24, 2018 board meeting. We had pictures of the rotted areas posted at that March meeting for property owners to observe. This project was a "Capital Improvement" project and thus we used the funds from the Athena account that matured plus funds from our Unity Bank Money Market Savings Account.
2. Federal & State Income Tax. Because we had Taxable income for year ending 2017, we had to submit estimate payments for both Federal & Minnesota State taxes for year ending 12/31/18, which were paid in during March 2018. When the CPA completed our 2018 returns, we ended up with a considerably smaller Taxable income; and the Income tax due on federal return was \$94.00 and Minnesota State return was \$40.00. We recently received back from the IRS \$1,806.00 & from Minnesota \$510.00. We had to leave \$500.00 with IRS and \$250.00 with Minnesota as an estimate towards 2019 taxable income.
3. As I stated in last year's report, back in 2005, a program was designed specifically for SSPOA that recorded all the information on each property owner, showing the lots owned, assessments due and other pertinent information on each property owner. In the spring of 2017, a program within the "Quickbooks" Accounting program we do use, was implemented. It was intended that this would replace our old program. When Mary came on in late 2017, she began working to bring this new program up to date. Mary resigned on April 30. I returned to the office to keep things going until we hired someone else. It was during that interim that I became aware that this "new" program wasn't going to be an improvement over the old system after all; it was actually more complicated & didn't provide all the info we needed. After much discussion with our CPA going over what we needed to have available from any program we used, it was determined that the "old" program totally fit our needs. Therefore, we went back to the original 2005 program, and are proceeding forward with that.
4. The Board of Directors sincerely appreciates all the property owners that pay their Assessments in a timely manner. It makes the recording in the office so much easier. The current Board of Directors has committed themselves to working on collecting as much of the old Accounts Receivable as possible. We are sending past due account to our Collection agency and have put Liens on several properties.
5. Sylvan Shores Board of Directors are responsible to preserve the assets for the Association. In preparing the budget for 2019, the Board has taken inventory of its buildings & equipment and realized that much is needed to be done to keep everything in top condition. Therefore, we have listed in the 2019 budget, many items that we determined we needed or would improve our amenities. The Board is working to implement many of these upgrades this spring. Granted, the bottom line does show a loss for both the clubhouse and campground. However, in creating a budget, we have to include estimated expenses that may not occur. It is also possible that expenses will occur that cannot be previously anticipated. One example is a broken water pipe at the campground that was just discovered, which will cost about \$1,000.00 to repair.
6. Sylvan Shores Property Owners Association is in good financial condition. In spite of putting in the new windows, we ended up our year with \$213,260.28 in CD's plus available cash of \$135,110.36. The clubhouse showed a profit of \$23,114.32 and the campground showed a loss of (\$6,038.52)-leaving overall total profit of \$17,075.80. Thank you, Joanne Folkert, Ed Haberman, Polly Brown, Judy Vrdolijak and Dennis Wipperling.
Respectfully submitted: Arlene Grover, Treasurer

Community Relation's Report:

Memorial Day weekend we started our summer with a Bake Sale it brought in \$275.

On June 9th we celebrated with 27 people the opening of our pool with a "Sundaes on Saturday" event and pool games. In July 7th we celebrated the holiday with a Red ,White and Blue Pancake Breakfast which was attended by 80 people \$175 were the proceeds from this event. August 11th another Sundaes on Saturday was held. 100 people attended and enjoyed the pool and ice cream. On August 25th, it was our last event of the summer was the PIG roast. 70 people enjoyed the PIG, potluck and conversations with our neighbors. Enough money was given to offset the price of the PIG. We celebrated our new owners with a special cake in their honor. December 1st, we had our Christmas Party. It was attended by 70 people. Carols were sung, games were played, Santa and his helper arrived delivering gifts to the 17 children. We ended the party by enjoying a fantastic meal which was thoroughly enjoyed by all. To all the people who attended these events THANK YOU for participating in the activities of Sylvan Shores. They all take time from the busy lives of the volunteers who are willing to prepare and work at these events. Volunteers we appreciate your willingness to serve your neighbors.
THANK YOU!!!

Community Relations is now the name for this Committee.

The reason for the name change was made because of the need to have a committee that would encompass, welcoming new owners, working to involve owners to volunteer, and building community inside and outside SSPOA. Lastly provide Social Events for Sylvan Shores.

We need people who are willing to work together to build Sylvan Shores into a community we can all be proud of by volunteering, to help in small ways and larger ways. One of the easy ways which would help build our community is by speaking well of it. Your board has worked very hard dealing with some very difficult choices of how we can best serve you during our time on the board. We need your participation and help in order to complete the tasks that are before SSPOA. All people in Sylvan Shores have gifts of talent that can be shared with our community. One hour or many hours will be appreciated by your neighbors. When many of you go for your walks you pick up rubbish along the roadsides, thank you! This year we are not going to have a Roadside Cleanup Day. We are looking for people from each Block to do your own neighborhood. You are strongly encouraged to work together with your neighbors and make it an "event"! Let's each take responsibility for our own neighborhoods! The motto that would fit the task of keeping SSPOA looking great is" If you see something that should be picked up, pick it up"! If there are old tires, TV's or other large items call the SSPOA office.

Welcoming new owners is another part of our committee which we want to reinstate. Here again we need volunteers! In the past we had two people who did a great job with having a short visit and bringing owners information about Sylvan Shores plus some other "goodies". These visits were greatly appreciated.

The Events we have planned this year are, three Pancake Breakfasts on the three holiday weekends, Memorial, 4th of July, and Labor Day. We will also be doing three "Sundaes on Saturday's" in June, July and August. We have sign-up sheets for you to commit to serving in many ways to help our community. Let's make it one that works together for the common good of all our owners. Please be a part of this effort.

Respectfully Submitted, Joanne Folkert and Shirley Pierce

Architectural Report:

2018 Building Permits have been approved for the following:

- 1 house with a garage
- 1 house without a garage
- 1 house moved in
- 2 detached garages
- 1 shed

Two Building Applications have been submitted for 2019

Adam and Lisa Pool on Outing Court are building a new home.

- Has been approved as of 4/24/2019

Keith & Teresa Syvertsen on Pequot Drive are building an attached garage to their home.

- Has been approved as of 4/25/2019

Respectfully Submitted, Ed Haberman

By-Laws Report:

The Covenant & By-laws committee met twice and recommended changes to Article 1 (D), which further defined what Common Property is. Article X, Section 3. (B), which added a background check to all board candidates and Article X, Section 13, which pertains to a member that is appointed to the board and eligibility to run in upcoming elections.

Respectfully Submitted, Bret Bussman

Unfinished Business:

5. Discussion of the removal of Red Barn and Grainery at Community Center

Bret Bussman spoke of the Red Barn off County Road 17 and the Grainery by the Community Center have both been removed by IDEAL Construction in October 2018.

New Business:

a. Covenants – Article V – Section 3 – Basis & Amount of Annual Assessments

Bret Bussman – The question came up if each lot subdivision would be charged \$120, the assessments will stay the amount they are.

b. Trail & Lake Upgrades:

Bret Bussman – Sylvan Shores will be cleaning Fawn, Pine Island and Turtle lakes with Aquacide this summer. We have secured a grant from Todd County for 50% of the cost for Pine Island and Turtle lake, we will need samples of the weeds from all 3 lakes. Once we have the samples from our volunteers, we will get the correct amount and type of Aquacide we need. We are waiting for 3 bids on the trails, it could be up to a 5-year project and we will need volunteers! The trails will be for biking, walking or hiking only and through out Sylvan Shores.

c. Building Permit Revision:

Ed Haberman – The Architectural Committee has started revising the Building Permit, we have had several meetings. We would like to provide good definitions that specific and applies to what can be put in SSPOA lots. Ed, Jude, Rob and Cheryl hope to have this completed and ready by the next meeting.

d. Flag Pole & “Honor” Rock:

Joanne Folkert – We are in the process of getting a new Flag Pole at the Clubhouse. May 25, 2019 there will be a Pancake Breakfast followed by a small “Veterans Ceremony” at 10:30am. The “Honor” Rock will have “In honor of the Military, Law Enforcement, Firefighters and First Responders. Sylvan Shores flies this flag with gratitude for their service” will be engraved by Tad Carson out of Motley MN. Arlene Grover will be helping to prepare the ceremony, we hope to see many faces there. The Flag Pole will be lit, and the rock is from Fawn Lake that naturally split itself in half. We thank Gary Court, a property owner, for delivering the rock to the Clubhouse and for digging the hole for the new flag pole.

Larry Jones, President, asked the crowd to raise their hand if they are any of these services, we had 7 hands raise and applaud to all.

Open Forum:

Jeanne Olson – request to have handicap bars in the men’s bathroom and adding a bench in the showers.

- The Board thanked Jeanne and asked to speak to her after the meeting.

Jeanne Olson – asked if there are ATV Trails within Sylvan Shores?

- The Board responded that there is no AV Trails only the Public roads.
- Ed Haberman stated that he is fine with ATV’s, but we have to be respectful, we can’t have the road being torn up since the townships do not come as often as need.

Jim Laumann - working on the trails and right now the trails are flooded due to weather, they will dry up as it gets warmer. He is looking forward to working with Bret and volunteers. Looking at the map of Sylvan Shores, you can tell they planned on making trails, just didn’t get to finish the job and some areas are common grounds or have narrow strips, so they will need to look into that more.

Roger Donovan – Agreed of the common grounds and narrow strips but thought you could build on that.

Jim Laumann – don’t believe you can build within 10 feet of common grounds.

Ed Haberman - clearly defines embedment of common grounds.

Jeanne Olsen – will the trails be big enough for a wheelchair?

Jim Laumann – Yes, they will be 32 inches wide.

Bret Bussman – The trails will be 32 inches and if any bigger they will have a post in the middle.

Carol Kollodge – What is the age limit by State Law for operating at ATV?

Jeanne Olson – You can take a class online and get certified at the age of 16 and if you are under the age of 16, you then go to take a classroom class and get a permit just as a Boat License.

Polly Brown – Is the Brush Pile Rules the same as last year?

Bret Bussman – Yes, the rules are still the same, we are working on fencing that area and the rules are posted outside the gate.

Introduction of Newly Elected Board Members

Dennis Wipperling announced We had 4 opening positions for the Board and a total of 4 entrees. We received 216 Ballots total, there was 36 spoiled ballots and 28 of those ballots did not follow directions. The complete total vote cast were 678.

178 votes for David Demuth

169 votes for Joanne Folkert

167 votes for Arlene Grover

164 votes for Larry Jones

Dennis Wipperling – Thank you everyone and thank you Monica Chacos, Carol Kollodge, Mary Linker, and Rich Nagel for being apart of the Election Committee.

David Demuth, Joanne Folkert, Arlene Grover and Larry Jones, all excepted the Board positions.

Adjourn:

Larry Jones made the motion to adjourn the May 4, 2019 Annual Meeting, Bret Bussman approved, Ed Haberman seconded the motion, all in favor.

May 4, 2019 Annual Meeting adjourn at 11:21 am.

Annual Photo Contest:

The office received 16 photos for the contest, all were beautiful and thank you to everyone who submitted. The new photos are all hung in the Clubhouse. The winner for 1st Place was Kathy Wipperling, 2nd Place was Jessica Williams and 3rd Place was Kathy Rokke.

SSPOA BALANCE SHEET – CASH BASIS

As of December 31, 2018

	Dec 31, 18
<p>1:10 PM 10/01/20 Cash Basis</p>	
<p>Sylvan Shores P.O.A Balance Sheet As of December 31, 2018</p>	
ASSETS	
Current Assets	
Checking/Savings	
1000 - Unity Bank Central	21,027.67
1010 - Cash Boxes (pool and CG)	129.78
1015 - Office Petty Cash	100.00
1020 - Operating Fund - Unity MM	113,896.20
Total Checking/Savings	135,153.65
Other Current Assets	
1032 - Dues receivable	194,275.23
1215 - Fed Income Tax Estimate 2018	2,400.00
1216 - Minn State Income Tax Est 2018	800.00
Total Other Current Assets	197,475.23
Total Current Assets	332,628.88
Fixed Assets	
1400 - Property-Plant-Equip-Operating	385,801.75
1405 - PPE - Campground	37,247.00
1410 - Land - All	45,420.00
1420 - Accumulated Depreciation	-207,617.08
1425 - Accum Depr - Campground	-36,257.00
Total Fixed Assets	224,594.67
Other Assets	
Capital Credits/Patronage Accts	
Great River Energy Capital	3,396.63
TWEC Capital	5,847.38
Total Capital Credits/Patronage Accts	9,244.01
1040 - State Farm CD's	
1041 - SF CD #80581 Mat. 10/1/2019	27,371.45
1042 - SF CD #93120 Mat. 3/9/2020	27,082.29
1043 - SF CD #64930 Mat. 10/1/2019	27,371.45
1044 - SF CD #72774 Mat. 10/1/2019	27,371.45
1045 - SF CD #49292 Mat. 1/26/2022	26,015.91
1046 - SF CD #85748 Mat 1/26/2022	26,015.91
1047 - SF CD # 09993 Mat 1/25/2022	26,015.91
1048 - SF CD #08968 Mat. 1/26/2022	26,015.91
Total 1040 - State Farm CD's	213,260.28
Total Other Assets	222,504.29
TOTAL ASSETS	779,727.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1120 - Salaries Payables (Clearing account for Journal entries when processing payroll)	43.29
1322 - Accured U/C Taxes	271.17
25500 - *Sales Tax Payable	318.00
Total Other Current Liabilities	632.46
Total Current Liabilities	632.46
Total Liabilities	632.46
Equity	
3000 - Opening Bal Equity	11,494.00
3100 - Reserve Fund Balance	122,766.15
3300 - Fund Balance Campground	9,637.05
3360 - Transfer from Operating	6,066.51
3400 - Retained Earnings	305,230.27
3502 - Fund Balance Operating	325,941.90
3515 - Transfer to Campground	-6,066.51
Net Income	4,026.01
Total Equity	779,095.38
TOTAL LIABILITIES & EQUITY	779,727.84

SSPOA PROFIT & LOSS – CASH BASIS

As of December 31, 2018

1:09 PM
10/01/20
Cash Basis

Sylvan Shores P.O.A
Profit & Loss by Class
January through December 2018

Ordinary Income/Expense	Campground	Operating	Unclassified	TOTAL
Income				
1500 - Clubhouse Income				
1511 - Assessment Interest (6% per anum)	0.00	1,297.34	0.00	1,297.34
1510 - Assessment Income	0.00	167,790.76	0.00	167,790.76
1512 - Assessment Late Fee	0.00	355.38	0.00	355.38
1516 - Building Permit Fees	0.00	465.65	0.00	465.65
1520 - Interest Income	0.00	4,976.18	0.00	4,976.18
1525 - CH Rental & Winter Storage	0.00	372.10	0.00	372.10
1530 - Property for Sale Books	0.00	29.30	0.00	29.30
1535 - Credit Card Fees	0.00	0.00	0.00	0.00
1550 - Swimming Fees	0.00	977.74	0.00	977.74
1560 - Concession Income (candy & chips.)	0.00	243.38	0.00	243.38
1565 - Pop Machine Income	0.00	270.07	0.00	270.07
1570 - Social Income	0.00	0.00	0.00	0.00
1575 - Paddle Boat Rental	0.00	109.91	0.00	109.91
1595 - Frisbee Income	0.00	0.00	0.00	0.00
Total 1500 - Clubhouse Income	0.00	176,887.79	0.00	176,887.79
2500 - Campground Income				
2513 - Seasonal Camping Income	15,882.66	0.00	0.00	15,882.66
2514 - Day Camping Income (subject to sales tax)	2,041.82	0.00	0.00	2,041.82
2517 - Seasonal Storage Parking	1,050.00	0.00	0.00	1,050.00
2535 - CG Credit Card Fees	0.00	0.00	0.00	0.00
2590 - Campground Electric Reimburse	2,188.29	0.00	0.00	2,188.29
Total 2500 - Campground Income	21,162.77	0.00	0.00	21,162.77
Total Income	21,162.77	176,887.79	0.00	198,050.56
Expense				
1999 - Wages & Payroll Taxes				
1600 - Clubhouse Payroll Expenses				
1618 - Salaries - Bldg. O & C	0.00	3,475.00	0.00	3,475.00
1620 - Salaries - Office	0.00	25,718.14	0.00	25,718.14
1621 - Salaries - Equip Maint.	0.00	796.50	0.00	796.50
1622 - Salaries - Building Maint.	0.00	1,033.50	0.00	1,033.50
1623 - Salaries - Grounds	0.00	5,593.25	0.00	5,593.25
1624 - Salaries - Cleaning	0.00	3,083.45	0.00	3,083.45
1625 - Salaries - Pool Tech	0.00	1,824.00	0.00	1,824.00
1626 - CH Payroll Tax Expense	0.00	4,800.96	0.00	4,800.96
1627 - Salaries - Pool Attendants	0.00	3,672.00	0.00	3,672.00
1628 - Salaries - Website	0.00	1,542.00	0.00	1,542.00
Total 1600 - Clubhouse Payroll Expenses	0.00	51,538.80	0.00	51,538.80
2600 - Campground Payroll Expenses				
2620 - CG Salaries - CG Host	2,875.27	0.00	0.00	2,875.27
2621 - CG Salaries - Equip Maint	350.50	0.00	0.00	350.50
2622 - CG Salaries - Maintenance	323.50	0.00	0.00	323.50
2623 - CG Salaries - Mowing	4,462.50	0.00	0.00	4,462.50
2624 - CG Salaries - Cleaning	1,270.50	0.00	0.00	1,270.50
2626 - CG Payroll Taxes	1,126.02	0.00	0.00	1,126.02
Total 2600 - Campground Payroll Expenses	10,408.29	0.00	0.00	10,408.29
Total 1999 - Wages & Payroll Taxes	10,408.29	51,538.80	0.00	61,947.09
1700 - Clubhouse Repairs & Maintenance				
1747 - Repairs & Maint. - Equipment	0.00	3,218.36	0.00	3,218.36
1746 - Repairs & Maint. - Buildings	0.00	6,064.72	0.00	6,064.72
1748 - Repairs & Maint. - Grounds	0.00	14,161.58	0.00	14,161.58
1760 - Repairs & Maint. - Pool	0.00	3,027.23	0.00	3,027.23
1751 - Repairs & Maint. - Specific (S)				
1751.04 - CH Pool Pergola	0.00	1,981.48	0.00	1,981.48
1751.05 - CH Window, Carpet, Ducts Clean	0.00	250.16	0.00	250.16
1751.06 - CH Rain Gutters	0.00	1,508.89	0.00	1,508.89
1751.07 - CH Rewire Well Pump	0.00	461.65	0.00	461.65
1751.08 - CH Bathrooms Dryers & Install	0.00	161.07	0.00	161.07
Total 1751 - Repairs & Maint. - Specific (S)	0.00	4,363.23	0.00	4,363.23
1755 - Equipment Gasoline Expense	0.00	636.50	0.00	636.50
1816 - P & M Computer	0.00	777.07	0.00	777.07
Total 1700 - Clubhouse Repairs & Maintenance	0.00	32,268.67	0.00	32,268.67
2700 - Campground Repairs & Maint.				
2751.04 - Tree Removal	1,234.82	0.00	0.00	1,234.82
2751.01 - FS & Larger Softner	1,251.32	0.00	0.00	1,251.32
2705 - Repairs & Maint. - General	651.02	0.00	0.00	651.02
2715 - Repairs & Maint. - Equipment	493.18	0.00	0.00	493.18
2720 - Repairs & Maint. - Buildings	2,570.75	0.00	0.00	2,570.75
2725 - Rep & Maint. - Grounds	554.69	0.00	0.00	554.69
2755 - CG Gasoline (CG 25%)	210.00	0.00	0.00	210.00

	Campground	Operating	Unclassified	TOTAL
1800 - Clubhouse Operating Expenses				
1801 - Insurance Expense				
2501 - CG Insurance	635.00	0.00	0.00	635.00
1801 - Insurance Expense - Other	0.00	10,690.18	0.00	10,690.18
Total 1801 - Insurance Expense	635.00	10,690.18	0.00	11,325.18
1802 - RE Taxes				
2802 - CG RE Taxes	1,756.00	0.00	0.00	1,756.00
1802 - RE Taxes - Other	0.00	12,394.00	0.00	12,394.00
Total 1802 - RE Taxes	1,756.00	12,394.00	0.00	14,150.00
1803 - SSPOA Lot Assessments				
2803 - SSPOA CG Lot Assessments	750.00	0.00	0.00	750.00
1803 - SSPOA Lot Assessments - Other	0.00	6,500.00	0.00	6,500.00
Total 1803 - SSPOA Lot Assessments	750.00	6,500.00	0.00	7,250.00
1804 - Bank Charges	0.00	106.92	0.00	106.92
1810 - Utilities				
1811 - Telephone				
2814 - CG Telephone	579.48	0.00	0.00	579.48
1811 - Telephone - Other	0.00	2,811.50	0.00	2,811.50
Total 1811 - Telephone	579.48	2,811.50	0.00	3,390.98
1812 - Propane	0.00	4,524.11	0.00	4,524.11
1813 - Electric				
2815 - CG Electric	3,273.00	0.00	0.00	3,273.00
1813 - Electric - Other	0.00	5,513.54	0.00	5,513.54
Total 1813 - Electric	3,273.00	5,513.54	0.00	8,786.54
1814 - Internet	0.00	1,576.76	0.00	1,576.76
1817 - Garbage				
2812 - CG Garbage	959.11	0.00	0.00	959.11
1817 - Garbage - Other	0.00	307.40	0.00	307.40
Total 1817 - Garbage	959.11	307.40	0.00	1,266.51
Total 1810 - Utilities	4,811.59	14,733.31	0.00	19,544.90
1820 - Supplies				
2820 - CG Supplies	573.63	0.00	0.00	573.63
1815 - Printer Ink	0.00	1,308.81	0.00	1,308.81
1821 - Pool Supplies	0.00	817.48	0.00	817.48
1822 - General Supplies	0.00	1,540.81	0.00	1,540.81
1823 - Office Supplies				
2823 - CG Office Supplies	260.00	0.00	0.00	260.00
1823 - Office Supplies - Other	0.00	2,489.96	0.00	2,489.96
Total 1823 - Office Supplies	260.00	2,489.96	0.00	2,749.96
Total 1820 - Supplies	833.63	6,157.06	0.00	6,990.69
1825 - Credit Card Expense				
2825 - CG Credit Card Expense	35.25	0.00	0.00	35.25
1825 - Credit Card Expense - Other	0.00	1,200.04	0.00	1,200.04
Total 1825 - Credit Card Expense	35.25	1,200.04	0.00	1,235.29
1830 - Corporate Income Tax	0.00	2,677.00	0.00	2,677.00
1835 - Water Softener Rental	0.00	364.80	0.00	364.80
1850 - Advertising & Newsletter	0.00	4,449.61	0.00	4,449.61
1860 - Professional Fees				
1862 - Webmaster	0.00	445.88	0.00	445.88
1863 - Accounting Fees	0.00	1,780.00	0.00	1,780.00
1864 - Legal Fees	0.00	6,222.50	0.00	6,222.50
Total 1860 - Professional Fees	0.00	8,448.38	0.00	8,448.38
1865 - Annual Meeting	0.00	1,433.15	0.00	1,433.15
1880 - Depreciation	0.00	11,872.50	0.00	11,872.50
1885 - Travel				
2885 - CG Travel	677.75	0.00	0.00	677.75
1885 - Travel - Other	0.00	1,547.49	0.00	1,547.49
Total 1885 - Travel	677.75	1,547.49	0.00	2,225.24
1890 - Miscellaneous	0.00	2.00	0.00	2.00
1891 - Concession purchases (pop, chips and candy)	0.00	224.75	0.00	224.75
Total 1800 - Clubhouse Operating Expenses	9,499.22	82,821.19	0.00	92,320.41
	Campground	Operating	Unclassified	TOTAL
1896 - Social Events Cost	0.00	184.22	0.00	184.22
2762 - CG License & Well Fees	328.00	0.00	0.00	328.00
66900 - Reconciliation Discrepancies	0.00	10.38	0.00	10.38
Total Expense	27,201.29	166,823.26	0.00	194,024.55
Net Ordinary Income	-6,038.52	10,064.53	0.00	4,026.01
Net Income	-6,038.52	10,064.53	0.00	4,026.01