

FINANCE REPORT MAY 2023 YTD

DUES COLLECTION: 86% OF BILLED. (90% at this time in 2022)

NON-OP INCOME: \$781K WHICH IS \$56K OVER BUDGET

INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO & ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.

NOTE - Collections Income is not included in this number.

NON-OP EXPENSE: \$404K WHICH IS \$7K UNDER BUDGET

INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property & Liability Insurance, D&O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.

NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.

NET DEPARTMENTAL EXPENSE/(INCOME): \$340.6K WHICH IS \$39.2K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$109.5K	\$1.4K Under Budget
	Clubhouse:	\$47.7K	\$192 Under Budget
	Recreation:	\$782 I	\$4.3K I Over Budget
	Maintenance:	\$52.3K	\$4.1K Under Budget
	Security:	\$85.4K	\$960 Over Budget
	Campground:	\$23.7K I	\$4.1K I Over Budget
	Food & Beverage:	\$9.9K L	\$14K L Under Budget
	Road Maintenance:	\$60K	\$12.3K Under Budget

TRANSFER FEE INCOME: \$2.7K WHICH IS \$.8K UNDER BUDGET

THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:

ACTUAL \$47.4K PLAN -\$52K

CASH IN THE BANK:	
OPERATING FUNDS	\$635,135 (OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$298,752 (LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$367,466 (SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,301,353
	TOTAL MAY2022 \$1,457,624

**Beech Mountain Lakes Association
Monthly Capital Account Breakdown
June 2023**

Capital: \$190,255.62

Short-Term Capital: \$108,497.12

Projected Transfer Fee Income: \$26,500

Projected Past Dues Collection: \$8,900

Dock Roll to Capital: \$16,751.00

2022 Projected 3rd payment to capital: \$55,000.00

Total Capital: \$405,903.74

Pending Completion Projects:

- Edgerock Culvert Repair: \$42,500.00 (American Asphalt)
- Recreation Deck Final Payment: \$2,000 (Joe Silkowski)

Capital Balance: \$361,403.74

Capital Reserves to start 2024: -\$150,000.00

Projected Remaining Capital Balance: \$211,403.74

2023 Completed and Funded Capital Expenses:

- 2022 Swale & Road Program: \$198,841.74 (American Asphalt)
- Restaurant Grinder Pump: \$3,400.00 (Extreme Home Services)
- Swale Engineering: \$6,768.00 (Pennoni)
- Recreation Deck: \$40,500.00 (Joe Silkowski)
- Wetslip Dock Wiring: \$17,483.54 (Kennedy Electric)
- Refrigerator for Restaurant: \$3,062.85 (American Paper)
- Gym Equipment (treadmill/bike): \$3,700.00 (Amazon)
- Restaurant Deep Fryer: \$1,443.00 (Nova Equipment)
- Guardshack IT wiring: \$565.00 (Brian Johnson)
- Tree Removal for Edgerock Culvert Project: \$750.00 (Infinity Tree Service)

06/28/2023

BMLA Board of Directors

Public Meeting Minutes (Wednesday, June 28 , 2023- 6:30pm-7:30pm)

Attendees: Christopher Blazic, Jeffrey Poth, Kevin Ferra, Karen Amici, Cody Hess & Attorney Jeff Rockman

Via Conference Call: Lena Fowler

Absent: Traci Aita and Jacob Meyer. Lena Fowler and Attorney Jeff Rockman participated in the Executive Session.

Secretary/Treasurer Report (Christopher Blazic):

- Approved the May 31, 2023 Board Meeting Minutes.
- Approved the December 2022- May 2023 Post-Audit financials. The Finance Committee reviewed the May 2023 Financials and found them to be in order.
- Chris indicated that he will be continuing to conduct monthly Meet and Greet with the residents. A Constant Contact will be sent out each month with the meeting date.

President's Report (Jeffrey Poth):

- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer- Legal action continues to proceed. Next hearing is 7/25/23.
- Dam Remediation- Still awaiting DEP decision on option which is expected within the next week or so.
- Engineering RFP- the Association has 3 bona fide bids for the Engineer. Interviews will be conducted in the second week of July.
- ARPA Grant Funding- BMLA was awarded a \$500,000.00 grant. The grant must be used for its intended purpose- Stormwater Run-Off and Swale Improvements and for NO other purpose. BMLA is expecting to receive the funds within the next 30 days.

Department Reports- Manager Reports (Cody Hess)

- **Restaurant**
- Sales for May finished at \$37,683. Increase in sales by 48% vs last year. Total loss for the Restaurant is currently \$13.7K better than the YTD budgeted loss.
- **Maintenance**
- Maintenance is currently moving the archery range to the Debbie Dr. lot. 1 stand is complete and in use, 3 others will be added.
- Replacement of kayak dry docks will commence once the archery range and courts have been completed.
- Outdoor basketball rims will be replaced as well as new lines painted on the court in July.
- Sometime in July, pickleball lines will be painted on the tennis courts to allow for playing. Paddles and balls will be available in the Recreation Office.
- **Public Safety**
- Speeding continues to be the focus for Roving Patrol.
- Meadow Landscaping is currently working on cleanup from the 6/27/23 storm
- The Association will address areas of need for immediate repair.

BMLA Board of Directors

- **Code Enforcement**
- Code Enforcement has begun to heavily monitor property maintenance including trash, swales and grass.
- **Recreation**
- Recreation has hosted 3 successful Adult Game Nights. We will resume them in September.
- Recreation has completed hiring for the Summer Season. The Snack Shack will begin serving food snack items in late July.
- You must have a 2023 membership card to use the amenities or a 2023 beach tag.
- Recreation has equipment that can be signed-out and returned. Volleyballs, corn hole, bocci ball, shuffle board, horseshoes, football, basketball, tennis and soccer. A valid membership card is required to borrow the equipment.
- BMLA has 4 pedal boats in addition to kayaks, jr kayaks, 2 person kayaks, fishing kayak, paddleboards and canoes available for rental this Summer.
- Recreation still has openings for Pavilion and Community Room Rentals for the Summer/Fall/Winter. Call Recreation at 570-788-1199 for availability.
- **Committee Reports (Highlights):**
- **Advisory (Christopher Blazic)**
- The Committee continues to review the Covenants and the 2025 expiration date.
- The Committee submitted 5 policies for review. The Board approved 3 of the policies: Nuisance and Disorderly Conduct, Motorized Vehicles, Traffic Control/Vehicle Parking & Vehicle ID and Boating & Lake. The website contains the updated policies for owner review.
- Keith Weiser is the new Chairman of the Committee.
- **Appeals (Blanche Kania)**
- Two appeals were heard in the month of June. One is currently scheduled for July.
- **Finance (Karen Amici)**
- The Committee reviewed the May 2023 financials and found them to be in order. Kudos to the Restaurant for continuing to keep the loss less than budgeted.
- **Public Safety (David Wright)**
- The Committee Facebook Community Watch page has been approved by the Board. So far 140 residents have been approved for the page.
- The Committee is also looking at license plate scanning systems for use at the Guard Shack. The Committee had to reschedule a meeting with FLOCK camera systems on 6/27/23 due to weather. The meeting will now take place on 7/11/23, The Committee will then forward their recommendation to the Board.
- As an aside, this year 100 used flags have been collected for proper disposal. The next retirement for the flags will be 6/14/23.

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- **Volunteer Committee (Blanche Kania)**
- The Committee sponsored the Strawberry Social on Saturday, June 11th from 1pm to 3pm. A great time was had by all!
- The Committee is looking for volunteers for service hours to assist the Committee.
- The next meeting is scheduled for September.
- The Committee has established an annual scholarship for a graduating Senior. The scholarship will be based on Community Service in BML and GPA. This Scholarship will be named in honor of one of the most dedicated Volunteers in BML history- The Arlene Costello Memorial Scholarship. Details will be released in September.
- **Sportsman's Club – No Report**

Questions/Comments from Residents:

- An owner commented regarding the shoulder work on Trapper Springs Ln and Circle and Debbie Dr. now that the paving was completed. BML will have to do the shoulder work at our expense. BMLA is waiting for the grant funds to ensure we have adequate capital funds to do the work.
- A resident commented that there are discarded appliances behind the QHV laundromat. QHV will discuss with their GM.
- A resident asked where is the dump site for leaves now that the salt shed site is full. The new site is the Debbie Dr. lot- between the cones. An email will be sent out to notify the Residents.
- A resident asked how QHV is enforced. Pets have been seen coming and going from QHV units. QHV is permitting comfort and service animals currently.
- A resident asked how many vehicles are permitted at QHV per unit. If the unit is owned, they have no restrictions. If rented, 2 vehicles per unit- maximum 6 persons per unit.
- A resident asked about the water snake issue at the beach area. The Association called in a wildlife expert who is addressing the snakes.
- A resident thanked the Association for the quick response to the numerous flooding and washout issues from the torrential rains which occurred in the past few days.

