

March 2023

THE LAKES NEWS

March is the best time to start again, because if the Spring can do it, why can't you?



IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Upcoming Events
- Annual Meeting

Financial Report—Larry

This year end (2022) analysis is based on financial statements prior to year end CPA review.

- Cash on hand of \$159,000 against accounts payable and pre-paid member fees of \$65,000. Leaves us with \$94,000. As per our past procedure a large portion of this balance will be transferred to the Reserve Fund to be used to offset the over-commitment in the window repair expenditures.
 - Revenue/Member fees met annual expectation with the exception of one co-owner where our standard late payment procedures are being applied.
 - Operating Expenses—Annual grounds maintenance expenses (lawn, weeds, flowers, trees, shrubs, fall clean up) were \$12,000 under budget.
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- Sprinkler and Aerator expense was \$1500 over budget. Other contractor and 633 Maintenance was \$4800 under budget which helped to offset the overage in Structural/Roof/Drywall expenditures of \$13,000. Thanking Mother Nature we were \$17,000 under spent in winter related expenses. Utilities were \$5000 under budget as were accounting. Consulting and Insurance by \$6000 primarily due to very nice surprise in our 2023 pre-pay to secure a sizeable discount. All other expenditure variations were relatively inconsequential.
 - Summary—Revenue/Member Fees exceeded Operating Expenses and Reserve Transfers by \$86,000.
 - Motion—Propose to transfer and additional \$86,000 from Operating to Reserve Funds for the purpose of offsetting our present over commitment in the window repair category. This motion was approved.
 - Reserve Spending—As of the year end the window project is overspent/committed by \$129,000 after reserve of actual funds in 2022, mailbox allocation and transfer of \$85,000 in excess operating funds the balance carryover is approx. \$108,000. Plus the 2023 budget allocation of \$220,000 against total commitments and actual January 2023 expenditures /saves a 2023 \$\$ to spend balance of \$93,000

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Windows Update— January 2023 Windows \$\$ to spend

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|--|-------------|
| 2022 Overspend and Operating Fund Transfer and Mailbox Reserve | \$107,659 |
| 2023 Budget | + \$220,753 |
| \$ Spent thru 1/31/2023 | - \$1706 |
| \$ Committed thru 2/1/2023 | - \$233,310 |
| 2023 \$ to spend as of 3/1/2023 | \$93,396 |

Landscape Update—Barbara

Mother Nature did some of the tree trimming for us this year. Even with that help we will still have plenty of Spring Cleanup things that will need to be done. We are working on a survey that will be sent out to you shortly. In this survey you will be able to volunteer to help beautify our community. A little trimming here and there, planting, digging, etc. Volunteering to help with these tasks will help maintain our community as one of the best!!!

Property Manager—Sheila

Storm damage clean up continues. The teams original focus was removing branches from the driveways and front lawns. Roots Tree Service will need to cleanup and mulch the larger fallen branches.

Spring Cleanup – the grounds team should be able to start spring cleanup in the next couple of weeks.

Plow Damage will be repaired when consistent weather conditions are forecasted yet not prior to March 15. Repair includes dressing area with Penn mulch.

As a safety precaution to prevent a fire, it is recommended to have your dryer vents cleaned out. If you've not had this done within the last 2 years, please have this scheduled. Most carpet cleaning companies provide this service. Talk with your neighbors and see if the company will give you a group rate.

Per the master deed, all pets must be on a leash at all times. Owners are responsible for cleaning up after their pet immediately. This is not part of the ground's maintenance crews responsibility. When walking your pet, please try to have your pet relieve itself away from the front of other units. Do Not walk on the golf course as it is a private facility.

The DNR has cancelled the Goose Round up again this year due to the Avian flu.

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Upcoming Events—Aimee

Kalamazoo Winter Market is going on each Saturday until April 29th from 8 am til 1 pm.

The Farmers Market will start back up on May 6, 2023.

Friday at the Flats—Celery Flats Park should start towards the end of May, still waiting on their official dates for the season.



NEW RESTAURANT: JungleBird: Known for its tropical-theme, JungleBird was opened by HopCat and Max's South Seas Hideaway founder Mark Sellers in September. It's located at 155 W. Michigan Ave. on the ground floor of The Exchange in downtown Kalamazoo. The 6,800 square-foot, bi-level restaurant specializes in Caribbean fare and seats 225 inside and 40 outside. We have not tried this new restaurant yet but it certainly

ly seems to be getting a lot of buzz.

Annual Meeting Notice



Our next Annual Meeting will be held on Monday, April 17, 2023 at 7 pm at the Grille Room. Please mark your calendar, we look forward to seeing all of you there.

Hello March

M ay the early spring
A waken your soul and
R emind you to
C elebrate the season with the
H ope and Joy it brings



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