

March 2025

THE LAKES NEWS

“Don't wait for someone to bring you flowers. Plant your own garden and decorate your own soul.” Luther Burbank



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Financial Report—Larry

The 2024 financial records have been completed and submitted to our CPA's for year end compilation and tax return preparation.

As of today's date 2/24/25, there are no financial reports for 2025 to review, analyze and comment on. We would expect that by the time of our March meeting that the records for January and February will be available for comment. It should be noted that there are adequate funds available in both the Operating and Reserve Accounts to meet any needed payment in a timely manner.

Reserve Account: The funds that were not used to complete the 2024 roofing project have been reallocated to Misc Construction Problems, Asphalt Repair, Landscape/Plant Replacement, Building Light Fixture Replacement and Window Maintenance.

The 2025 Reserve Budget allocation of 405K will show \$100k going into a Reset Roof Replacement Fund, \$15k going into Garage Door Replacements \$10k into Dumpster Area Upgrades with the bulk of the remaining allocation going into the Window Replacement Fund. In addition to the 2025 allocation, \$100k in Reserve Funds will be used towards Road/Driveway repair and sealcoating, \$35k for Landscape upgrades and Rotting Timber Repair, \$60k for Building Light Replacement.

Window Repair and Replacement: With a carryover balance of \$210k and a 2025 allocation of \$262k funds available. Total \$472k of which. \$16k has been spent and an additional \$137K have been approved and ordered. Current window orders are running 6 + weeks in arrears at best. We believe that all window maintenance requests received prior to year end have been inspected, classified, quoted, approved and ordered. The remaining funds available for 2025 total 318K.

January 2025 Window \$ to Spend

2024 Actual Carryover after Re-allocation of Roofing Reserve	\$210,188
2025 Reserve Budget Allocation	<u>\$261,700</u>
	\$471,888
2025 window \$ spent through 1/27/25	(\$16,629)
2025 Front Door Rep \$ spent through 1/27/25	\$0
JP Builders/Pella Committed through 1/31/25	(\$ 8,122)
Blackberry Committed through 1/31/25	(\$129,005)
Remaining to Spend	\$318,132

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Property Manager—Sheila Important Information

- Plow Damage will be repaired when consistent weather conditions are forecasted yet not prior to March 15. Repair includes dressing the area with Penn mulch. Penn Mulch is a pelleted seeding mulch uniquely formulated to include starter fertilizer to support quick grass seed germination to establish new or repaired turf. As always, the Association does not pay for plow damage repairs.
- With the High Pathogenic Avian Influenza (HPAI) still present in the state, it presents a clear and important threat to wildlife and domestic poultry facilities. The DNR will not be doing the Canada Goose capture and relocate this year. The deconstruction of nests and collecting eggs will continue.

New Window Reminders

The interior of the new windows being installed are primed. The interior maintenance of the windows is the responsibility of the co-owner. Please remember you must apply a coat or two of paint after the window has been installed. If there is any damage caused due to neglect on the part of the co-owner, any repair or replacement expense will be borne by the co-owner.

General Update —Aimee

Fun Facts about March

1. March was once considered the first month of the year
2. March has two birth flowers, daffodils and jonquils
3. March has two birthstones, Aquamarine and Bloodstone
4. March is the best month for basketball—and the worst month for productivity
5. March is the most popular month for vasectomies, who knew!!
6. March was named after Mars
7. The Ides of March led to Caesar's downfall
8. March was actually named for the Latin *Martius*—aka Mars, the Roman god of war.

**What is a leg's favorite month?
March.**