

The Condo Connection

May 14 2025

The latest news, views, and announcements

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- All cars without a current Leisure Lake window sticker will be stopped at the guard house and the driver will be asked to provide their driver's license to verify they are indeed the owner.
- Caregivers are required to show identification upon entry into the park.
- Security will do a welfare check your property if you call the security shack at 989-288-4131.
- Remember that the office is no longer accepting yearly Assessments payments of cash. Only check, certified check, credit/debit card or money orders.
- Doing any improvements to your lot? Fill out a Lot Improvement Form (attached). **Any decks, Michigan Rooms, Docks or Stairs require a Building Permit from Vernon Township.**
- Fill out your Greywater Compliance Permit and get your French Drain Capped (attached). Remember the park needs a before and after picture of your French Drain Capping!
- Assessments must be paid in full or on a Payment Plan by June 1, 2025, or your utilities will be locked out and a \$100 dollar lockout fee will be applied.
- Remember speed limit is 5mph on dirt roads and 15 mph on paved roads.
- **PLEASE RESPECT** the bathrooms and clubhouse.
- Remember to pick up after pets. And pets **ARE ONLY ALLOWED** at Dog Beach.
- Remember boats and golf carts require your lot number on them.

President's Report

5/13/25

Hi All,

I want to thank those who attended the Annual Meeting and everyone that helped, also a special thanks to the Election Committee for all their hard work. We have started off to a good start for the season that I feel will continue with the support and participation from everyone in our community. My goal is to have a peaceful fun place with lots of activities to make Leisure Lake a place to look forward to and unwind after a long week of work, to relax and kick back with friends and family. We will be bringing back hayrides for kids and adults with some added safety features built into our hay wagon. The 50/50 raffle tickets will be sold by volunteers riding around and socializing with our residents like it used to be. John Manse has put together Leisure Lake Days for Saturday, June 28th that will be held on the baseball field. This new and exciting event will have a community wide yard sale, fun activities for our community and outside vendors. Leisure Lake Days will also have a DJ for music and fun; it sounds like a great time! Spots are available, contact Chris in the office.

The French Drains Closure Plan is going good so far! Many of you are working to get this completed and that will be beneficial for everyone in the long run. Please get your Permits as required, take before and after photo's so they can be reported to EGLE to follow this mandate. The Closure Permits are free but are required and will need to be returned with the photos to the office. I am glad to help assist with any questions or concerns regarding the French Drain Closure Plan.

Bill has been working with his Maintenance Crew on many projects in the park and fixing water main breaks to get set up for the season. The roads have been a big issue for years and we have new ideas to deal with them; we purchased a box blade that works well and a few different kinds of machinery that can be rented to smooth out the potholes and keep the water and mud under control.

Maintenance will be adding speedbumps to areas of the park that require traffic to slow down. Please give Maintenance plenty of room to work when they are out. We have already started dealing with speeding cars! As a kid, I had one of my best friends run over by a truck, I seen it happen and will never forget it! He survived but was messed up for his entire life. Please Slow down to the posted speed limits! 15mph on paved roads and 5mph of gravel roads. Security, Maintenance and Board Members will be watching and will be giving out fines for this behavior, it's not worth anyone getting hurt or killed over. Please inform your guest(s) of the rules because the property owners will be held responsible, make a report with security if you see someone driving dangerously! Thank You!

All the Bathrooms, Showers and The Clubhouse have been completely remodeled, and the park would like to keep them looking as such. Please report any vandalism that occurs throughout the park to security.

As your President I feel we finally have a good Board of Directors. We all seem to communicate well, get along well and even laugh together but none of us are followers and we all have our own minds. In my opinion, that is what makes for a great Board of Directors. One that cares about people and our park, which can't be swayed or influenced by others. Have a Great Season and stop and talk to me anytime at lot #40...

Steven Raleigh

President

Letter From The Office

Welcome back to the another wonderful season at the lake. I hope everyone had a wonderful offseason and a joyful holiday season. I want to wish all the mothers out there a belated Happy Mothers Day. As we start a new season at the lake I want to take the time to welcome all the new Co-Owners to the park this season. Since we have had a handful of new Co-Owners join the Leisure Lake family, I thought it might be nice to have a nice mixer in June or July to officially welcome all the new owners to Leisure Lake. I thought this would be a great way for everyone to meet their neighbours and welcome the new owners to the park. I will be working on the details for this event and will be sending out details in the coming weeks. I also want to take a moment to introduce everyone at Leisure Lake to a new yearly event that is being managed by John Manse, Leisure Lake Days will be this coming June 28, 2025, from 10am to 5pm. This event will take place by the baseball fields. Leisure Lake Days is going to be a new exciting day were anyone can open up a table and either sell some of the items that you would have sold in a garage sale, or maybe you're selling some handmade crafts, or maybe you have some collectable memorabilia for sale, or whatever you want to have at your booth. I have included the flyer and signup sheet in this Condo Connection.

Remember lot Improvement forms are required if you are doing any structural changes or modifications to your lot. Vernon Township is now requiring that a Building Permit is required if anything pierces the ground. I have attached a Building Permit for Vernon Township in this Connection also. I really shouldn't have to say it, but we have already had issues and the parks only been open a short time, but can everyone **PLEASE** be respectful to all common areas including bathrooms, beaches, parks, and clubhouse. If you happen to make a mess, please clean up after yourself. Just keep in mind that any damages to common areas don't only effect the park, but in the long it effects each and every Co-Owner since the cost to fix or replace vandalism is something that your assessments end up covering. So lets please all be respectful to our surroundings and thy fellow neighbor. Lets make 2025 the best season yet at the park. If anyone has any ideas for ideas for the park or events that you would like to see, please contact me at llcaofficemanager@gmail.com. Check out the Official Leisure Lake Website at <https://leisurelakemi.org/> and click on the calendar of evetns to see the most up to date list off all that is going on at the lake. I look forward to seeing each and every one of you.

Very Respectfully
Chris – Office Manager



World Expo of Beer

Harvey Kern Pavilion in Heritage Park, Frankenmuth, Michigan

Friday, May 16th & Saturday, May 17th

Held annually on the 3rd weekend in May, this is Michigan's oldest beer sampling events.

All Proceeds from the event are donated to charity.

We have over 350 different beers from around the world!

Admission is \$30.00 for general admission if purchased online at <https://www.worldexpoofbeer.com/p/tickets> this ticket is redeemable for one (1) admission to the World Expo of Beer on the day of your choice. This ticket will gain you entry, a souvenir mug, and 6 sample tickets.

Irene's Craft Kitchen & Biergarten

210 Reid Road Grand Blanc MI 48439

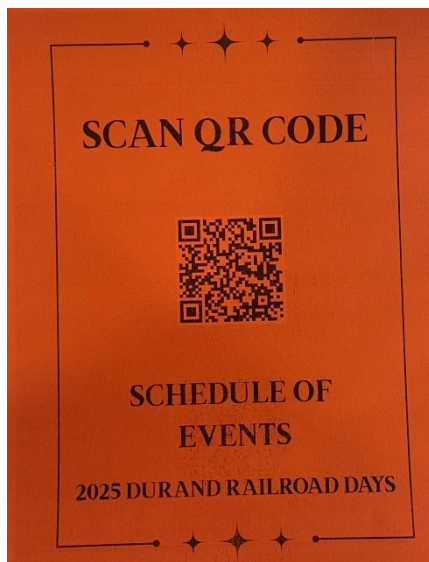
If you are looking for an authentic German restaurant that offers excellent food, look no farther then Irene's Craft Kitchen and Biergarten in Grand Blanc. After going to this new restaurant the other day, I must say that the staff is super friendly and excellent at taking care of their guests. From the moment you walk into the restaurant you are greeted with a smile by their host and the excellent service continues with your server. The food is excellent, and you get a rather large portion for the price. The paprika chicken melt is delicious, and the rye is fresh. The schnitzel is cooked perfectly and airy. If you are looking to experience something new, I would highly recommend checking out Irene's on your next date night.



Durand Railroad Days

May 15 - 17 2025

Durand is still a railroad town, proud of its heritage and proud of the men and women of the railroad industry that helped build our Nation and who continue to keep it "moving" forward. Come Celebrate Railroad Days with the city of Durand this year as they celebrate their 50th birthday!!! Carnival entertainment is provided by Elliots Amusements this year. Wristbands are \$20 each for Thursday, Friday and Sunday. Saturday bracelets are \$25 each. Come take the entire family out for a day of fun and entertainment. Scan the QR code to view the schedule of events for the entire weekend.





MEMORIAL DAY WEEKEND FUN FOR KIDS!

JOIN US FOR FUN CHILDREN'S ACTIVITIES
THIS MEMORIAL DAY WEEKEND!

DATES: FRIDAY, MAY 23RD - SATURDAY, MAY 24TH, 2025

LOCATION: LEISURE LAKE CLUBHOUSE AND PAVILION

WHAT'S HAPPENING?

- * FRIDAY MAY 23RD, 6:00 P.M. TO 7:00 P.M.: S'MORES AT THE CLUBHOUSE FIRE PIT
- * SATURDAY MAY 24TH, 10:00 A.M. TO 11:30 A.M.: PATRIOTIC CRAFT (PAVILLION)
- * SATURDAY MAY 24TH, 1:00 P.M. TO 2:30 P.M.: POPSICLES AND FACE PAINTING (PAVILLION)
- * SATURDAY MAY 24TH, 3:00 P.M. TO 5:00 P.M.: HAYRIDES FOR KIDS (GRAVEL PARKING LOT)
- * SATURDAY, MAY 24TH, 7:00 P.M.: DJ DANCE UNDER THE PAVILION

ALL AGES WELCOME

- * WATER BOTTLE AND BACKPACK GIVEAWAY TO THE FIRST 40 KIDS!

Leisure Lake Days

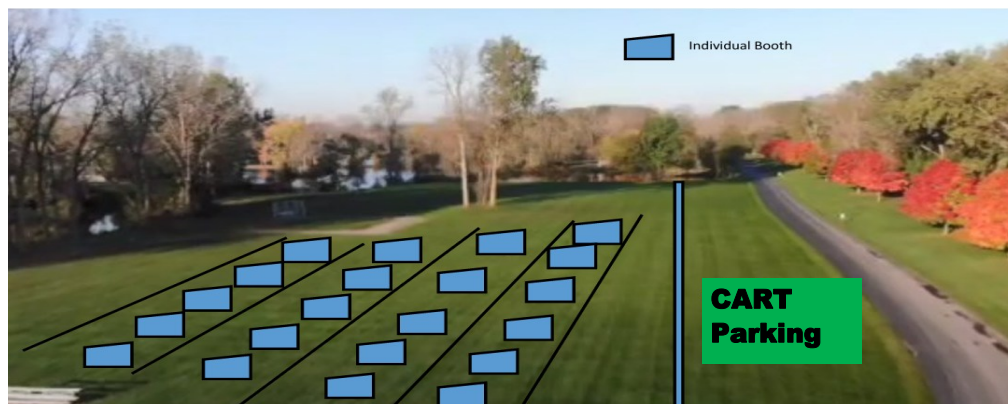
Leisure Lake Days is a new annual event. It will replace one of the annual **Yard Sales** by having a larger event at our field. Besides the yard sales for owners, there will be other fun events surrounding the field. This is your best chance to get your yard sale items out to more people.

There is room for owners to come up with their own ideas including, kids activities tent, face painting, food and grilling, etc. Get involved, make it fun.

There will be a large free **New Toy Giveaway** tent for the kids. A Raffle & 50/50 tent for prizes and cash. Proceeds go to the DJ & Lake. DJ Todd will be spinning tunes for the park to enjoy!

The date is: **Saturday, June 28, from 10 am to 5pm.** (subject to change). *If it is raining that day, another day will be announced.* Spots will be already taped off and numbered. Just bring your tables and/or tent/yard umbrella to the field and set up by 10am. Each spot will be 10 x 10 and numbered. Fill out the application below and send it to jmanse274@gmail.com to register your spot. Thank you!

Deadline for online applications or this form is June 16. Non-lot owner Vendors, bring your app & payment to the Lake Office, Tue.—Saturday, 10am—5pm





Yard Sales,
FREE Toys
|for Kid Dolls,
cars, board
games, action
figures, baby
items and
more.



Plants, flowers, garden items for sale



Raffles

50/50



Food booth, Hot dogs, grilled grub



Kids activities, face painting, DJ music



Leisure Lake Days Application

There is no charge for lot owners to have their yard sale at the field. There will be a \$25 charge for non-lot owners to sell items. There will be NO charge for all FREE activities from anyone. Starts at 10am to 5pm. All tents and tables must be broke down and off the field by 530pm. You will be given a Spot Number by email. If you need a bigger spot than 10x10, indicate that below in the comment section and why.

Text John Manse at 810-869-4550 for questions. Have Fun! - PLEASE PRINT

Name	Lot Owner (indicate lot number) or Outside Vendor
------	---

Email	Phone/Text
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Type of booth (i.e. yard sale, kids activities, food, etc. Be detailed.

What type of items/food are you doing? (exclude yard sale items)

If your not a lot owner and selling items, there is a \$25 fee payable to Leisure Lake. You can bring this app and payment to Chris at the office, Tuesday - Friday, 10am - 5pm with your payment before June 16.

Are you bringing a tent_____ Size_____ Bringing something else _____

Booth area are 10 x 10. If you need more room, indicate it in the comment area here:

Submit by email to jmanse274@gmail.com Or photo text to 810-869-4550



PAYMENT AGREEMENT CONTRACT

Agreement made this _____ day of _____, _____.

By this contract, Co-Owner(s) _____ of Unit# _____ agrees to make a payment arrangement with Leisure Lake Condominium Association for their Fiscal Year 2025-2026 Assessment dues that are due May 1, 2025. This Payment Plan needs to be completed and paid in full by August 1, 2025. This payment arrangement schedule is enforceable by Condominium Bylaws, and the methods described below will be used in cases of delinquent payment.

By this agreement, it is agreed that the amount of \$2,175.00 (2025 Assessment of \$2,125.00 plus a late fee of \$50.00) plus a monthly interest charge of \$12.40 x _____ (number of months/prorated amount for weeks) for a total amount of \$ _____ will be collected and distributed over _____ (number of payments). The Payment Plan will be as follows:

- _____ {First Payment Date, Amount}
- _____ {Second Payment Date, Amount}
- _____ {Third Payment Date, Amount}
- _____ {Fourth Payment Date, Amount}
- _____ {Fifth Payment Date, Amount}
- _____ {Sixth Payment Date, Amount}
- _____ {Seventh Payment Date, Amount}
- _____ {Eighth Payment Date, Amount}

These Payments include any interest and other charges that may apply.

This agreement is binding, and failure to meet its terms and conditions will result in Leisure Lake Condominium Association taking certain recourse. Insufficient Payment and Bounced Checks will incur a fee of \$50.00 and whatever your bank charges also. If payment is not received on the Payment Plan Due Date, then the Payment Plan will become void, and the current balance on the account will become due in full. A lockout (\$100.00) will be placed on your Unit in PayHOA, and the total amount due on the account plus the \$100.00 lockout will need to be paid before turning services back on. Failure to pay Assessment dues will result in a lien being placed on your property, with the possibility of a potential foreclosure to occur as a last step. There is no penalty for early payment.

By signing this agreement, Co-owner(s) agree to all terms and conditions as described above. Alterations to this agreement can only be made between the Co-Owner(s) and the Board of Director's and must be placed in writing ten (10) business days before the next Payment Plan due date.

(Co-Owner Signature)

(Date)

(Office Signature)

(Date)

In accordance with Article II Section (4 and 6) of the Bylaws. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the Date of May 1, 2024, for such payment. Assessments in default shall bear interest at the rate of seven (7%) percent per annum until paid in full. The Association also may discontinue the furnishing of any utilities or other services to a Co-owner in default upon seven (7) days' written notice to such Co-owner of its intention to do so. A Co-owner in default shall not be entitled to utilize any of the general Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues.

Schedule of Fiscal Year 2024-2025 Assessments:

February _12_: FY 2024-2025 Assessments are disclosed.

April 30, 2025: Deadline to get on FY 2024- 2025 Payment Plan.

May 1, 2025: FY 2024-2025 Assessments Due by close of business.

May 15, 2025: \$50.00 late fee will be applied in PayHOA for delinquent accounts of FY 24-25 Assessment.

May 15, 2025: Email and Text message to delinquent FY 25-26 Assessment accounts goes out notifying that if not paid in full by May 10, 2025, then discontinue furnishing of electricity, water, and pump outs.

June 1, 2025, Utilities will be locked out and \$50.00 lock out and \$50 lock off fee assessed in PayHOA.

The next step would be to place a lien on the property and then proceed with potential foreclosure.

Payment Plans can range in length up to twelve (12) weeks (May 1, 2025, to August 1, 2025) or up to four (4) months (May 2025-August 2025). The Payment Plan can be set up on a weekly basis, bi-weekly basis, or monthly basis. All Payment Plans are going to include the Fiscal 2025-2026 Assessment of \$2,125.00 plus a late fee of \$50.00. Interest of seven (7%) percent annum will also be included in any Payment Plan, and interest will be calculated for the designated Payment Plan length. {Example, \$2,125.00 Assessment + \$50.00 late fee + \$12.40 x 3 months (\$37.20) = \$2,212.20, which is broken up on a Bi-weekly basis as follows: \$368.70 every two weeks}

Payments can be made in the Business Office during normal business hours, on PayHOA, over the phone with a credit card (3% service fee), by mailing in a check or money order, and the drop box Unit F-1.

Cash is not accepted

Leisure Lake Condominium Association

10001 E Goodall Road Unit F-1

Durand Michigan, 48429

989-288-2616

LOT IMPROVEMENT FORM

Co-Owners Name : _____ Lot number _____

Phone/ Cell Phone # _____ Date of Request: _____

Description of Work to be performed: _____

List existing structures and sizes: _____

Diagram: Show Approximate Location of Existing Structure and proposed improvements.

MUST BE ONE FOOT (12") INSIDE PROPERTY LINES

***Absolutely No Trees or Building Materials to be Disposed of in Leisure Lake Dumpsters!!

***Any Deviation from or Alteration of the Diagram will result in Removal of Unapproved Structure at the Owner's Expense.
All Improvements must be in the Allowed Perimeters of the lot or they will have to be removed at Owners Expense.

***See By-Laws & Rule book for any rules and regulations regarding guidelines.

By signing below I, _____ understand and agree with the
above statement.

Signature: _____ Date: _____

If utilizing a contractor you must provide the following information.

Contractor: _____ Starting Date: _____

Certificate of Insurance: _____ Finishing Date: _____

Approved

Unapproved

Manager: _____ Date: _____

Building permits are now required by Vernon twp. You must submit a copy of this lot improvement form with your permit application.

Good for 90 days from date of approval from Manager. You must apply for an extension after 90 days.

Extension Granted: _____ Date: _____

Send completed application to James Delaney

VERNON TOWNSHIP

James Delaney
4904 Dietz Rd
Williamston, MI 48895

**For inspections please call

Jim Delaney (989) 517-898-1209

Vernontownshipbuildingofficial@gmail.com

DATE:

PERMIT #:

RECEIPT #:

BUILDING/ZONING PERMIT APPLICATION

Work started without a permit is a violation of city ordinance . Failure to obtain a permit will result in double permit fees being charged as per state law.

RESIDENTIAL

MODULAR

DOUBLE WIDE

PERMANENT MOBILE HOME

REMODAL

ADDITION

POLE BARN

GARAGE

FOUNDATION ONLY

COMMERCIAL

DECKS/PORCHES

RELOCATION

OTHER

Incomplete applications will be rejected

Name of Owner:

Address of Job:

Parcel Number:

CONTRACTOR/HOMEOWNER INFORMATION

Applicant:

Address:

City/State/Zip:

Telephone Number (with area code)

Homeowner: Contractor:

Federal Employer Identification Number:

Drivers License Number:

Workers Compensation/Disability Insurance Carrier:

M.E.S.C. Employer Number:

Builder's License Numebr:

Expiration Date:

Description of Work:

Estimated Value of Work:

\$

Purposed Use:

Special Use Permit Granted

Date:

Variance Granted

Date:

Rezoning Granted

Date:

HOMEOWNERS AFFIDAVIT: I hereby certify that the building work described above shall be installed by myself in my single family dwelling in which I live or am about to occupy. All work shall be installed in accordance with the Michigan State Building Code **and will not be covered, enclosed or put into service until it has been inspected and approved by a city inspector. I will cooperate with the city and assume all responsibility to arrange for and obtain all necessary inspections.** SECTION 23a of the State Construction Codes Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125. 1523a of the Michigan Compiled Laws, prohibit a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on, or construction of residential buildings.

VIOLATORS OF SECTION 23a ARE SUBJECT TO CIVIL FINES.

(Homeowners Signature) (DATE)

(Contractors Signature) (DATE)

EXPIRATION OF PERMIT: A permit remains vaild up to one year as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after the issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. A permit will be cancelled when no inspections are requested and conducted within six months of the date if issuance or the date of a previous inspection. Cancelled permits cannot be reinstated.

APPROVED

DATE

An ordinance enacted pursuant to the Zoning Ordinance of the City of Corunna establishing fees for the issuance of permits and the conduct of inspections; repeal of inconsistent ordinances; effective date. The City of Corunna Ordains: FEES. The following shall be charged and collected by the Building Inspector at the time of the issuance of the permit.

TYPE OF PERMIT	COST	NO. UNITS	TOTAL
Application Fee (non-refundable)	\$50.00	1	
zoning Review (drawing required)	\$70.00		
Rough Inspection	\$70.00		
Final Inspection	\$70.00		
Re-Inspection	\$70.00		
Swimming Pool (above ground)	\$50.00		
Swimming Pool (below ground)	\$100.00		
Residential - 5 day Demolition (\$100 per additional day)	\$150.00		
Commercial/Industrial - 5 day Demolition (\$100 per additional day)	\$200.00		
Sign Permit (per \$1,000 construction value)	\$10.00		
Sign Temporary	\$25.00		
Replacement Windows, Roofing, Siding, Misc. (\$7 per each add'l. \$1,000 value)	\$50.00		
Moving Structure	\$100.00		
Occupancy Permit	\$50.00		
Variance Request	\$300.00		
Special Land Use	\$400.00		
Rezoning	\$400.00		
Plan review - \$100 (1st hr.) (\$75 hr after)	\$100.00		

SQ. FOOT BUILDING DIMENTIONS

Dwelling 1st Floor

Garage

Dwelling 2nd Floor

Other

Below is a list of common construction permit types, and the minimum building unit that will be used to calculate construction values:

CONSTRUCTION TYPE	PER FOOT CALCULATION
Decks/Porches.....	\$10.00 per sq. foot
Attached Garage.....	\$20.00 per sq. foot
Detached Garage/Pole Barn.....	\$20.00 per sq. foot
Modular Homes on Fonundation (out of park)...	\$50.00 per sq. foot
One or Two Family Residential.....	\$95.00 per sq. foot
A plan and zoning review may be required before work is started. Only homes under 3,500 square feet are exempt from plan review.	

New Construction Building Permit fees shall be calculated as follows: \$50.00 for the first \$1,000.00 of construction and \$7.00 per thousand there after/or any part thereof.

Calculated Construction Value:

\$

Fees:

\$

BUILDING TYPE

Frame

Masonry

Pole

Structured Steel

Reinforced Concrete

Other

FOUNDATION

Block

Poured Wall

Wood

Trenched Footing

Ratwall

Other

BASEMENT

Please check one and include dimensions:

Walkout

x

Reg./Unfin.

x

Reg./Fin.

x

Crawlspace

x

NUMBER OF ROOMS

of rooms (excluding bathrooms & great rooms = 1)

of bathrooms

of bedrooms

WINDOW INFORMATION

Brand

Double Hung

Slider

Casement

French Doors

Single Hung

Other

FIREPLACE

Masonry

Prefab

SIDING/ROOFING

Vinyl

Aluminum

Wood

T1-11

Brick

Other

TOTAL FEE TO BE PAID (CALCULATED BY STAFF)

\$

Leisure Lake Condominium Association

Profit vs Loss Cash

May 1, 2024 - Apr 30, 2025

Category

Total

Income

4000 ASSESSMENT REVENUE (header)

4010 Assessment Fees	\$174,969.37
4020 PAYHOA prepaid assessments from previous budget year	\$657,221.13

Total for 4000 ASSESSMENT REVENUE (header)	\$832,190.50
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4400 OTHER INCOME (header)

4401 Administrative Fee- New Owner	\$1,900.00
4408 Fees & Violation Charges	\$1,952.82
4420 Off-Season Storage Fees Parking Lot	\$556.00
4421 Pontoon Program	\$8,840.00
4425 Waste Removal Fee (Pump outs)	\$19,610.55
4428 Penalty Cuts	\$150.00
4040 Assessment Late Fees	\$1,500.00
4465 Mailbox	\$420.00
4477 Finance Charges	\$13.00

Total for 4400 OTHER INCOME (header)	\$34,942.37
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4401 Other Income Non-Exempt (header)

4402 Swipe Credit Card	\$508.75
4427 Bylaws, Stickers, Copies, fax	\$177.00
4430 Winter Assessment -Camp Usage Fee	\$10,224.00
4435 Pavilion & Clubhouse	\$460.00
4437 Rental Clubhouse, Pavillion, Kitchen	\$1,616.00
4490 Refund/Overage in amount due	\$109.03

Total for 4401 Other Income Non-Exempt (header)	\$13,094.78
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4448 RV Tax (header)

4448 RV - Tax	\$6,013.00
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Total for 4448 RV Tax (header)	\$6,013.00
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4492 COMMITTEES (header)

4484 Youth Activities	\$699.00
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Total for 4492 COMMITTEES (header)	\$699.00
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Incoming transfer	\$1,345.00
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Total Income	\$888,284.65
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Expenses

6100 SALARIES AND WAGES (header)

6101 ADP TAX (FED/STATE/ALL)	\$106,064.89
6102 ADP WAGE (DIRECT DEPOSITS)	\$271,187.67
6103 ADP G (Employees' Private deductions)	\$9,461.21
6104 ADP 53 PAPER SCANNED IMAGES (Employee Payroll Paper Checks)	\$21,485.34
6105 NEO Insurance	\$3,896.46
6106 Ameritas Dental/Vision500.00	\$403.40

Total for 6100 SALARIES AND WAGES (header)	\$412,498.97
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7201 EGLE Fund	\$400.00
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6300 MAINTENANCE EXPENSE (header)

Leisure Lake Condominium Association

Profit vs Loss Cash

May 1, 2024 - Apr 30, 2025

Category	Total
6301 Repairs & Maintenance	\$13,120.23
6302 Sewage Removal	\$790.00
6306 Pest Control	\$835.84
6307 Uniforms	\$252.79
6308 Sand/Stone	\$1,781.60
6310 Gas & Fuel	\$12,566.64
6312 Equipment Repair & Maintenance	\$15,607.63
6330 Landscape Supplies/Volunteer	\$476.20
6340 Maintenance I Supplies	\$19,179.23
6344 Fire Extinguishers	\$1,400.23
6351 Electrical- Park	\$887.50
6352 Plumbing & Water System	\$635.56
6390 Equipment Purchases	\$5,463.96
Total for 6300 MAINTENANCE EXPENSE (header)	\$72,997.41
6400 BUSINESS OFFICE (header)	
6408 Annual Meeting/Elections	\$107.39
6409 Payroll process fees	\$4,834.54
6410 Postage & Liens	\$535.85
6420 Office Supplies	\$3,432.37
6425 Printing and Reproduction	\$768.50
6430 Licenses/registrations	\$2,387.64
6434 Background Checks	\$37.80
6464 Website-Technology	\$108.48
6465 PAYHOA Fees	\$2,241.00
6480 Banking Transactional Charges	\$1,147.92
6482 Credit Card Fees	\$1,051.36
6491 Computer Related Expenses	\$998.94
Total for 6400 BUSINESS OFFICE (header)	\$17,651.79
6500 SECURITY EXPENSE (header)	
6572 Security Operations Expenses	\$4,406.33
Total for 6500 SECURITY EXPENSE (header)	\$4,406.33
6600 COMMITTEE EXPENSE (header)	
6610 Activities	\$15,246.27
Total for 6600 COMMITTEE EXPENSE (header)	\$15,246.27
6700 UTILITIES (header)	
6710 Consumers (Electric)	\$155,694.53
6730 TVC and Frontier	\$1,030.53
6751 Republic Services 8 yd	\$30,231.03
6752 Republic Services & Drury Bros Roll-off	\$1,284.43
6770 T-Mobile	\$4,700.28
6782 Beck's Propane	\$8,917.85
Total for 6700 UTILITIES (header)	\$201,858.65
6800 INSURANCE/LEGAL/ACCTG (Header)	
6810 Insurance	\$19,857.34

Leisure Lake Condominium Association

Profit vs Loss Cash

May 1, 2024 - Apr 30, 2025

Category	Total
6820 Legal & Foreclosure	\$102,924.54
6830 Accounting	\$575.00
Total for 6800 INSURANCE/LEGAL/ACCTG (Header)	\$123,356.88
6433 Background Checks and Drug Screening	\$72.50
6690 Reconciliation Discrepancies	\$105.00
7000 Infrastructure Maintenance & Repairs	
7005 Road/Gravel/Chloride	\$2,720.00
7020 Electrical	\$58,299.00
7040 Buildings and Structures	\$39,791.78
7071 Lake Testing (Lake Pro/Restorative)	\$7,699.35
7072 Highland Testing	\$1,812.00
7074 Fish Restocking Program	\$6,126.80
7081 Disc Golf Course	\$333.90
7091 Elhorn Engineering	\$4,818.06
Total for 7000 Infrastructure Maintenance & Repairs	\$121,600.89
6250 Non-Employment Taxes	
6254 Delinquent Property Taxes	\$808.20
Total for 6250 Non-Employment Taxes	\$808.20
6252 Vernon Twp RV Tax	\$1,906.77
6252 Vernon Twp Treasurer	\$3,610.00
Total for 6252 Vernon Twp RV Tax	\$5,516.77
Total Expenses	\$976,519.66
Net Total	-\$88,235.01

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