

Condo Connection

October 2019



Board of Directors

Jason Nierescher
Jon Hovis
Jackie Perina
Roseann Sullivan
Jim Fahey
Richard Lake
Craig Torbet

Leisure Lake Condominium Association

10001 Goodall Rd.
Unit F-1
Durand, MI 48429
Office 989-288-2616
Fax 989-288-2617
Email - leisurelakedurandmi@yahoo.com
Website - leisurelakemi.org
Security Booth—989-288-4131

Park Manager Cindy Warner

Maintenance Supervisor
Dale Ferris

Security Supervisor
Jerry Vic

Web Master
John Manse



CONDO CONNECTION

October 2019

FROM THE DESK

OF THE PARK MANAGER



HELLO Leisure Lake Campers, Here is the End of Season Schedule:



Water will be shut off October 31st. Water will be available at the Clubhouse Bathhouses for showers and toilet facilities for the winter off season.

Usage Fees will begin November 1st. \$4.00 for day usage and \$8.00 for usage after 8pm. This is to be paid at the security booth at time of entry. If you do not pay at the booth, the fee will be invoiced to your account at the rate of \$6.00 and \$10.00. Administration fees will be applied. All fees will become part of the new assessment, if not paid in full by April 30th 2020. Any open invoices are due immediately.



Last holding tank pump-outs will be Oct. 31st. Please contact the Security Booth for an appointment. No exceptions will be allowed.



Pontoons will be removed from lake by the maintenance staff on weekends during October only. Appointments must be made at the Security Booth. The fee remains at \$80.00 this year and must be prepaid before removal from the water. This will include removal from the lake, storage (in large parking storage lot or on your lot) and put back in the lake in the Spring. If pontoon remains in the storage lot past May 31st of 2020, a storage fee will be invoiced starting June 1st at a \$1.00/day. This fee will be invoiced to your account.



When Closing up for the winter; please, turn your outside breaker off and unplug your supply cord. Also, disconnect your water line from the utility source. It is recommended that you wrap a plastic bag around your plug and tape it to avoid any moisture. If you do not unplug or disconnect maintenance will be disconnecting them when we shut down. If your cord is found plugged in thru-out the winter, you will be charged for electric service. Security does logs for units that have cords still plugged in. Turning your breaker off inside your unit, DOES NOT confirm you are not using power. A fee of \$10.00 per day will be invoiced for the service as being used.





If you have a mailbox here at the Lake, Please have your mail forwarded to your winter address mail service is an amenity for the camping season. Our license does not allow this address to be a year around permanent address. Mail will be returned to sender, if no forward address is registered at the post office. Thank you



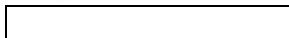
Guest and renters are not allowed to enter or stay in the off season. (Nov. 1st- April 30th)

One (1) vehicle (car, van, pickup truck or golf cart) may be stored during the off season. The vehicle must be register in the office. Vehicles must have current plates to remain on your lot.



Lots MUST NOT have items lying around on your lot over the winter. All toys, bikes, coolers, yard furniture etc. must be properly storage and secured. Lots can not have things that will blow around when winter winds blow. You will receive a violation notice to remove such items or receive a fine until things are properly stored.

Cindy Warner
Park Manager



----NOTE----
THIS IS NOT AN ASSOCIATION FEE. THIS IS A TAX FROM THE TOWNSHIP COLLECTED BY THE OFFICE.

RV TAXES
Due by Dec. 1st, 2019
\$38.00
Check made out to
"Leisure Lake Assoc."
Must be paid at Leisure Lake
Can not be paid at Vernon
Twsp.
Waived if you have the proof
of registration for the plate in
the office file.

Can be paid at
Office
Security Booth
Or mailed to
Leisure Lake Association
10001 Goodall Rd F-1
Durand, MI 48429





TREASURER'S FINANCIAL REPORT

Roseann Sullivan

The Reports following are the figures as of September 30th, 2019

	May '19 - Apr 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income	669,397.93	701,010.00	-31,612.07	95.5%
Gross Profit	669,397.93	701,010.00	-31,612.07	95.5%
Expense	332,670.80	614,365.00	-281,694.20	54.1%
Net Ordinary Income	336,727.13	86,645.00	250,082.13	388.6%
Other Income/Expense				
Other Expense	0.00	1,000.00	-1,000.00	0.0%
Net Other Income	0.00	-1,000.00	1,000.00	0.0%
Net Income	<u>336,727.13</u>	<u>85,645.00</u>	<u>251,082.13</u>	<u>393.2%</u>

BANK ACCOUNT BALANCES

9-30-2019

GENERAL - \$5966.12
R.V. ESCROW TAX - \$3851.44
ASSOCIATION DUES - \$238,539.58
EMERGENCY FUND - \$60,684.16
CAPITAL RESERVE - \$419,375.03
BOOSTER FUND - \$15,639.97

Leisure Lake Association currently owns 3 lots
Lot 72, 87 and 175

If you have interest in purchasing, you may submit a bid.
Minimum starting bid is \$500.00 for these three lots only.

Association dues will be prorated at the time of ownership transfer.

You may place your bid in writing and drop off at the office, guard shack or mail to
Leisure Lake Association
10001 Goodall Rd. F-1
Durand, MI 48429



Profit & Loss

September 2019

10/01/19

Cash Basis

Sep 19

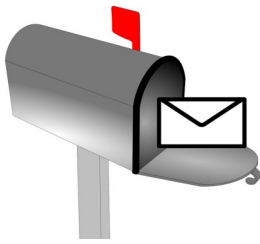
Ordinary Income/Expense	
Income	
4000 · ASSESSMENT REVENUE	
4010 · Assessment Fees	1,304.97
Total 4000 · ASSESSMENT REVENUE	1,304.97
4040 · ASSESSMENT LATE FEES	0.00
4400 · OTHER INCOME	
4405 · Store Rental	200.00
4406 · Worms	20.00
4420 · Storage	30.00
4421 · Pontoon Program	1,040.00
4425 · Holding Tanks	1,891.00
4428 · Penalty Cuts	75.00
4432 · Maps/Rule books/By-Laws	10.00
4435 · Pavilion & Lot Rentals	-80.00
4436 · Ice	436.00
4440 · Gain (Loss) Sale of Lots	2,300.00
4448 · RV - Tax	36.00
4455 · Wood	328.00
4460 · Chem & T/P	11.00
4465 · Mailbox	-20.00
4475 · Interest Income	
4477 · Finance Charges	20.44
Total 4475 · Interest Income	20.44
4492 · Committeess	
4480 · Special Events and Activitys	50.00
4485 · Social Events	969.00
4491 · 50/50	305.50
Total 4492 · Committeess	1,324.50
Total 4400 · OTHER INCOME	7,621.94
Total Income	8,926.91
Gross Profit	8,926.91
Expense	
6100 · SALARIES AND WAGES	
6120 · Boathouse attendant	
6121 · Boathouse Attendant	2,578.72
Total 6120 · Boathouse attendant	2,578.72
6160 · Security Personnel	
6162 · Security Supervisor	1,392.00
6160 · Security Personnel - Other	5,504.00
Total 6160 · Security Personnel	6,896.00
6170 · Maintenance Personnel	
6165 · Maintenance Manager	3,064.00
6170 · Maintenance Personnel - Other	7,282.63
Total 6170 · Maintenance Personnel	10,346.63
6174 · Park Manager	3,600.00
6180 · Administrative	
6184 · Office Assistant	1,368.50
Total 6180 · Administrative	1,368.50
Total 6100 · SALARIES AND WAGES	24,789.85
6200 · TAXES	
6210 · Company Medicare	359.45
6211 · Company Social Security	1,536.98
6212 · Michigan Unemployment Tax	1,230.94
6213 · Federal Unemployment Tax	55.40
6492 · Property Taxes	0.00



LEISURE LAKE ASSOCIATION
Profit & Loss
 September 2019

	Sep 19
Total 6200 · TAXES	3,182.77
6300 · MAINTENANCE EXPENSE	
6301 · Repairs & Maintenance	305.34
6304 · Landscape Supplies	208.02
6306 · Pest Control	13.53
6310 · Gas & Fuel	974.60
6312 · Equipment Repair & Maintenance	835.69
6340 · Maintenance I Supplies	1,078.14
6341 · Subcontractors	2,500.00
Total 6300 · MAINTENANCE EXPENSE	5,915.32
6400 · BUSINESS OFFICE	
6409 · Employee Expenses	
6409-9 · Payroll process fees	212.54
Total 6409 · Employee Expenses	212.54
6420 · Office Supplies	340.88
6421 · Advertising	45.26
6430 · Licenses/registrations	30.00
6440 · Service Contracts	
6444 · Elhorn Engineering	562.60
Total 6440 · Service Contracts	562.60
6441 · Copier & Copier Maintenance	406.35
Total 6400 · BUSINESS OFFICE	1,597.63
6574 · Guard Expenses	
6575 · Ice (bags)	391.25
6576 · firewood	238.00
Total 6574 · Guard Expenses	629.25
6600 · COMMITTEE EXPENSE	
6610 · Activities	820.24
6615 · Booster Expense	387.47
6630 · Social	89.15
Total 6600 · COMMITTEE EXPENSE	1,296.86
6700 · UTILITIES	
6710 · Consumers (Electric)	22,152.34
6731 · TVC (phone, internet, cable)	259.93
6740 · Frontier (Telephone)	110.02
6751 · Republic Services - 8 yd cans	614.97
6752 · Republic Services - compose	834.97
6753 · Republic Services - contractors	477.09
6770 · MetroPCS	90.00
6780 · Highland Treatment INC	235.00
Total 6700 · UTILITIES	24,774.32
6800 · INSURANCE/LEGAL/ACCTG	
6810 · Insurance	13,390.62
Total 6800 · INSURANCE/LEGAL/ACCTG	13,390.62
8020 · Reimbursement	0.00
Total Expense	75,576.62
Net Ordinary Income	-66,649.71
Net Income	-66,649.71





Mail needs to be forwarded to your winter address by November 1st

If you do not plan on using your mailbox next season, please return your key to the office. A key deposit refund will be mailed to you after receiving the key.

If you are planning on renewing your box for next season, hold on to your key. I will be invoicing for mailbox rentals along with the new Assessments in April.

Payment for you box must be paid in the Spring, in order to receive your mail to continue for the summer of 2020.

**MAIL WILL NOT BE ACCEPTED AT YOUR LEISURE LAKE PO BOX.DURING THE WINTER.
IT WILL BE SENT BACK TO THE SENDER.**

OUR LICENSE DOES NOT ALLOW FOR YEAR AROUND RESIDENCY.



OCTOBER OFFICE HOURS

OPEN
MONDAY 10AM-2PM
FRIDAY 10AM-5PM
SATURDAY 10AM-1PM

CLOSED
SUNDAY
TUESDAY
WEDNESDAY
THURSDAY

Classifieds can be found on the
webpage
Www.leisurelakemi.org.
Updates will be done at the begin-
ning of each month in the off
season.



*THE CLUEHOUSE RENTAL IS AVAILABLE
THRU-OUT THE OFF SEASON .
IF YOU WOULD LIKE TO RENT THE CLUBHOUSE
FOR A SPECIAL OCCASION, GATHERING OR EVENT
CALL CINDY AT THE OFFICE FOR AVAILABILITY.
YOU MUST BE A LOT OWNER AND BE IN GOOD
STANDINGS TO RESERVE THE BUILDING.*

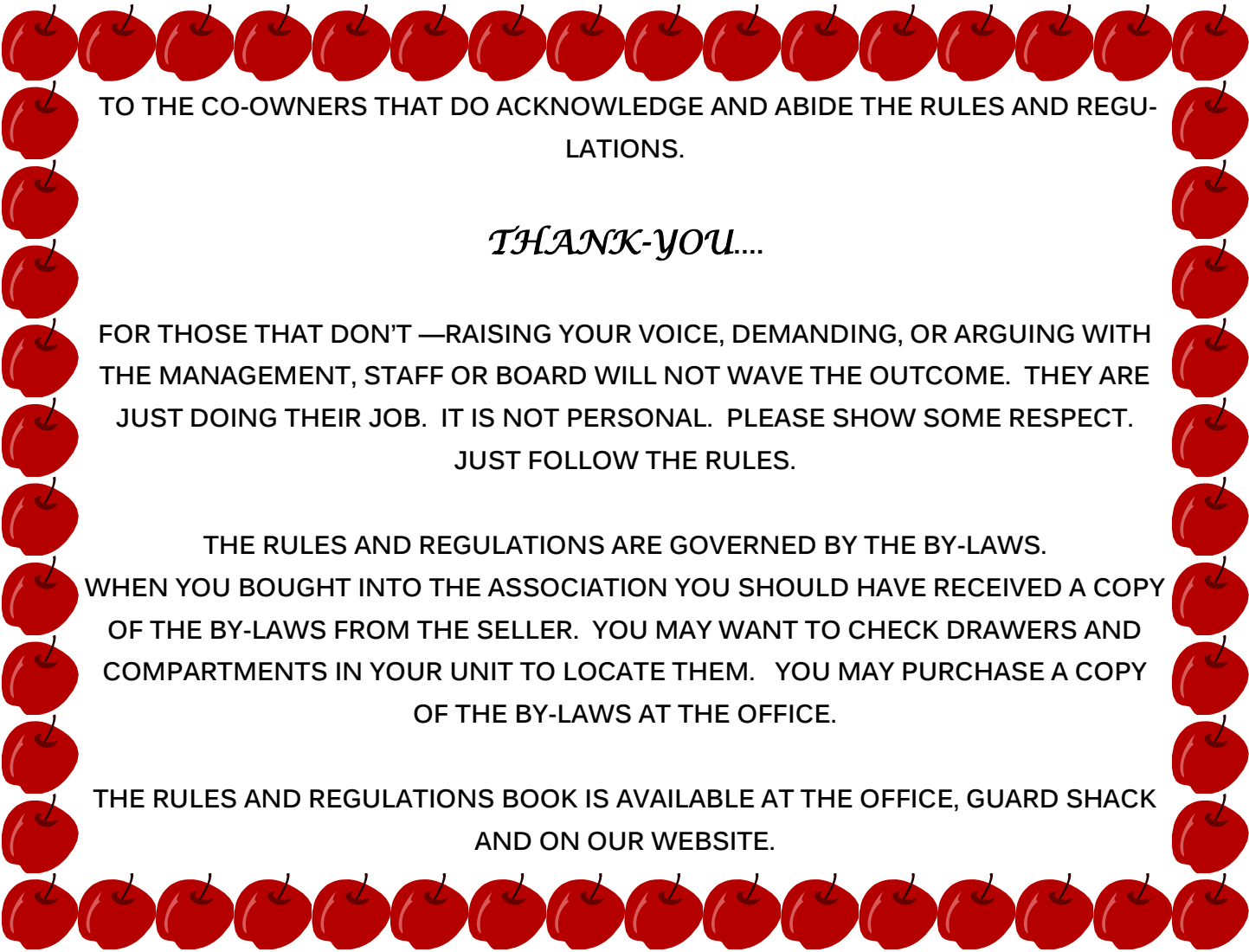
OFFICE HOURS WINTER 2019 - 2020

TUESDAYS NOON TO 4

YOU CAN CALL FOR AN APPOINTMENT 989-288-2616

I WILL CHECK MESSAGES OFTEN.

OR CONTACT SECURITY 989-288-4131



TO THE CO-OWNERS THAT DO ACKNOWLEDGE AND ABIDE THE RULES AND REGULATIONS.

THANK-YOU....

FOR THOSE THAT DON'T —RAISING YOUR VOICE, DEMANDING, OR ARGUING WITH THE MANAGEMENT, STAFF OR BOARD WILL NOT WAVE THE OUTCOME. THEY ARE JUST DOING THEIR JOB. IT IS NOT PERSONAL. PLEASE SHOW SOME RESPECT. JUST FOLLOW THE RULES.

THE RULES AND REGULATIONS ARE GOVERNED BY THE BY-LAWS. WHEN YOU BOUGHT INTO THE ASSOCIATION YOU SHOULD HAVE RECEIVED A COPY OF THE BY-LAWS FROM THE SELLER. YOU MAY WANT TO CHECK DRAWERS AND COMPARTMENTS IN YOUR UNIT TO LOCATE THEM. YOU MAY PURCHASE A COPY OF THE BY-LAWS AT THE OFFICE.

THE RULES AND REGULATIONS BOOK IS AVAILABLE AT THE OFFICE, GUARD SHACK AND ON OUR WEBSITE.



FYI

Co-Owners are responsible for maintenance and repairs to their unit. The Association has the responsibility up to the electrical box plug and the supply spigot. Your plug and hose connections into the unit are to be repaired by the owner. The maintenance staff CAN NOT enter your unit. Under NO circumstances is an employee allowed to do any repairs or maintenance of your unit or property while on company time. If you choose to hire an employee, it must take place after hours.

Or

There are handymen in the classifieds. You can find the most current classified list on our website [www. Leisurelakemi.org](http://www.Leisurelakemi.org) At the office Or at the Security Booth.