

8/30/2023 Current Balance	83,768.46
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10/30/2022 Beginning Balance	\$64,561.85
Income	\$71,398.36
Interest	\$1,102.88
	\$137,063.09
Expense 10/30 - 8/30/23	\$53,294.63
	83,768.46

\$36,900.00	Additional assessment voted on 10/29/22
\$30,750.00	1 time Dock & Seawall Assessment
\$67,650.00	\$550.00

Expenses	Adopted 2022/23 Estimated Budget	2022/23 Costs/Spend	Comments
Channel Maintenance - Dredging	\$66,900.00	\$25,000.00	Do to MI Regulations - we were only able to dredge the North Channel
Dock Expenses	\$30,750.00	\$5,557.67	Deposit of \$5220 sent on 4/6/23 for new boat dock
Income Tax Preparation	\$3,000.00	\$600.00	2022 Income Taxes
Liability Insurance	\$1,800.00	\$2,395.00	
Meetings & Publications	\$400.00	\$611.00	PO Box and Proxy Mailing
Miscellaneous	\$2,000.00	\$210.00	
Parks Maintenance	\$4,500.00	\$4,705.00	2023 -Shoreline & 2022 bill that was not paid (\$2100)
Road Expense	\$4,000.00		
Snow Plowing	\$3,000.00	\$0.00	Nothing Billed
Thumb Bank Expenses	\$2,500.00	\$2,051.96	Contract cost for type of checking set up equals \$2000 *4 for total of \$2K
Weed Control	\$10,000.00	\$11,275.00	We are under contract until May 2024 total contract cost per year \$11,235
Crescent Beach Storage		\$275.00	
Eagles Hall for Annual Meeting		\$614.00	Cost for 2022 & 2023
Taxes		\$0.00	State of Michigan
Total	\$128,850.00	\$53,294.63	

Estimated Income for 2023/24	92,250.00	Total estimate is based on 123 lots @ \$750
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2023-2024 Estimated Expenses based on contracts and 2022/23 spend	Estimated Cost for 2023/24	Comments
Channel Maintenance - Dredging	\$96,900.00	Estimate includes both north and south shore
Dock Expenses	\$25,530.00	Balance remaining - Deposit of \$5,220 paid in April 2023
Income Tax Preparation Fee	\$750.00	
Liability Insurance	\$2,450.00	
Meetings & Publications	\$1,000.00	
Miscellaneous	\$2,000.00	
Parks & Beautification	\$5,000.00	
Road Expense		
Snow Plowing	\$2,500.00	
Thumb Bank Expenses	\$4,000.00	
Weed Control	\$11,235.00	
HOA Attorney Fees	\$2,500.00	
	\$153,865.00	Total Estimated Cost for 2023/24

August 31, 2023 - Present date (11/6/23)

8/31/2023 Beginning Balance

	\$83,768.46	
Income	\$89,353.84	(119 lots paid +1 late fee at 103.84)
Interest	\$1,301.32	Aug/Sept/Oct
	\$174,423.62	

Expense 8/31/2023 - Present date (11/6/23)

\$7,297.50

167,126.12

Expenses	2023 - 2024 Estimated Budget	9/1/2023 - Present Costs/Spend	Comments
Channel Maintenance - Dredging	\$96,900.00	\$455.00	Channel markers, buyos, caution tape, ramps
Dock Expenses	\$25,530.00		
Income Tax Preparation	\$750.00	\$675.00	May 2023 Tax Preparation
Liability Insurance	\$2,450.00		
Meetings & Publications	\$1,000.00		
Miscellaneous	\$2,000.00	\$77.50	By-Laws Submission - B. Bender & copies
Parks Maintenance	\$5,000.00	\$1,245.00	Lawn maintaience
Road Expense			
Snow Plowing	\$2,500.00	\$2,310.00	
Thumb Bank Expenses	\$2,200.00	\$500.00	Quarterly Account Fee 9/30/23
Weed Control	\$11,235.00		Under contract 3 payment - 2024 - after that we will have to renew
Crescent Beach Storage	\$500.00		
Eagles Hall for Annual Meeting	\$450.00		
Taxes	\$20.00	\$20.00	State of Michigan pd. By C. Wroblewski
HOA Attorney Fees	\$2,500.00	\$2,015.00	
Total	\$153,035.00	\$7,297.50	

2024-2025 Estimated Expenses

Estimated Cost for 2024/25

Comments

Channel Maintenance - Dredging  
Dock Expenses  
Income Tax Preparation  
Liability Insurance  
Meetings & Publications  
Miscellaneous  
Parks Maintenance  
Road Expense  
Snow Plowing  
Thumb Bank Expenses  
Weed Control  
Crescent Beach Storage  
Eagles Hall for Annual Meeting  
Taxes  
HOA Attorney Fees

\$0.00