

**Kimry Moor Homeowners Association  
Board of Directors' Meeting  
January 24<sup>th</sup>, 2024  
Via Zoom & In-Person (Clubhouse), 6:30 pm  
FINAL**

**PRESENT:** P. Curtin, L. Kushner, L. Crawford, J. Yanno, R. Greene, J Yao, B Dubnoff, J Greenman and Keith Jones of TJMG Properties

**EXCUSED:** B Arnold

**ABSENT:** None

Meeting was called to order by P. Curtin at 6:30 PM with a quorum present.

**1. PRESIDENT'S OPENING REMRKS (P. CURTIN):**

- a. Reviewed 'hybrid' protocol for board meeting that includes meeting in person at the Clubhouse along with a hosted Zoom meeting. Non-Board members will only be recognized if they have been scheduled to speak prior to the meeting.
- b. Welcomed two new Board members – Jane Yao and Barb Dubmoff
- c. The Board expresses its condolences to the family of Joan Jacobs who recently passed away, long time community resident.
- d. The 2024 meeting calendar has been distributed by TJMG

**2. REVIEW AND APPROVAL:**

- a. Request for approval of the minutes of the November Board Meeting. **A motion was made to approve the board meeting minutes from November 30<sup>th</sup>, 2023. (8-0 in favor)**

**3. RESIDENT COMMENTS:**

None

**4. SECRETARY REPORT:**

None

**5. TREASURER'S REPORT (L. KUSHNER)**

- a. August Financial Statements, Bank Reconciliations and Cash Disbursement Journal report is attached. **A motion was made, seconded, and approved to accept the December 31<sup>st</sup>, 2023 Financial Statements, Bank Reconciliations and Cash Disbursement Journal. (8-0 in favor)**
- b. Three (3) electronic votes were taken since last meeting. The details of these electronic votes can be found in the attached Treasurer's Report.

- c. 2023 ended with a net \$5,413 excess in the Ponds and Swales fund. Would like to move this money to the General reserve to be used by Ponds & Swale in future. **A motion was made, seconded, and approved to transfer \$5,413 to General Reserve (8-0 in favor)**
- d. Homeowner in Arrears. Homeowner recently made a \$2,000 payment but is not enough to remove the Lien that is currently filed. The Board will draft a letter to be sent to Homeowner that acknowledges receipt of the \$2,000 but also requests payment of current balance (\$1,915) and to also ask to sign a Confession of Judgement.
- e. There are two Roof Loans repayments due. **A motion was made, seconded, and approved for two roof loans repayments of \$5,317.81 and 9,572.05 (8-0 in favor)**
- f. L Kushner thanked all committee members for working hard to stay within their budgets for 2023
- g. There is a possible discrepancy on the 2024 County Tax bill that TJMG is working on. A sewer charge appeared on the bill that the HOA has not been charged in the past. TJMG is instructed by County to just pay the normal amount as they work through this discrepancy.

**6. PROPERTY MANAGER’S REPORTS (K. JONES):**

a. TJMG is working on the Waste Management renewal – they are currently validating the expiration date of current contract.

**7. NOMINATION OF COMMITTEE MEMBERS 2023 (P CURTIN)**

2024 Committee chairs as noted below were nominated. **A motion was made, seconded, and approved to accept all committee chairs as noted 8-0 in favor)**

- |                       |                           |
|-----------------------|---------------------------|
| a. Architectural      | Jane Yao                  |
| b. Budget             | Laurie Kushner            |
| c. By-Laws            | Janet McLaughlin          |
| d. Clubhouse          | Barb Arnold               |
| e. Contract and Legal | Joe Greenman              |
| f. Garden and Trees   | Joan Yanno                |
| g. Grounds            | Linda Crawford            |
| h. Insurance          | Linda Crawford            |
| i. Maintenance        | Joe Greenman & Ed Dera    |
| j. Neighborhood Watch | John Cooper               |
| k. Nominating         | Barbara Dubnoff           |
| l. Pool               | Richard Greene            |
| m. Roof & Chimney     | Jay Bayanker & Pat Curtin |
| n. Welcoming          | Linda Shapess             |

## **8. COMMITTEE REPORTS:**

### **Tree & Garden Committee Report (J. Yanno):**

- a. Committee asked for approval in December to place planters at the entry. This was approved and the planters are in place.
- b. The recent Bartlett invoice for tree trimming came in under budget
- c. Report attached.

### **Insurance (L Crawford):**

- a. Have been working with TJMG on the bids for the Insurance renewal. Quotes were received from CAU (current carrier) and Travelers along with Greenwich for the Excess Liability. The Travelers quote was over \$20,000 of CAU renewal **A motion was made, seconded, and approved to accept the CAU/Greenwich Insurance renewal policy in the amount of \$54,958. (8-0 in favor)**
- b. Report attached

## **9. OLD BUSINESS:**

- a. 2024 Budget – L Kushner presented the final 2024 Budget now that the insurance renewal was in place. It was suggested to maintain the \$25 quarterly increase in place for Quarter 2,3,4. This would allow for an additional \$4,800 to be placed into Reserves. After approval TJMG will generate updated coupons and the Board/TJMG will distribute a letter to all homeowners informing them of the new quarterly dues. **A motion was made, seconded, and approved to adopt the 2024 Fiscal Budget as presented (8-0 in favor)**
- b. Helpful Hints: Additional easy-to-read material for all residents. Distribution underway.
- c. Document Filing. Updated documents should be filed with Onondaga County.
- d. Trailer Parking. The Board has been asked to clarify the parking limit in the Clubhouse parking lot. The Board agreed that it is 7 “consecutive” days not 7 “total” days. Also clarified that pickup trucks and SUV’s may be parked in driveways overnight. Also clarified exceptions for construction vehicles. Precise wording of By-Laws is being drafted by By-Laws Committee. Legal review is currently underway by BS&K (attorney)
- e. OCWA Billing. Engineer from OCWA is working with Richard Greene to resolve the water leak at either the pool or irrigation system. Water shut off for Winter and will be resolved in Spring 2024.

## **10. NEW BUSINESS:**

- a. A discussion was had regarding the organization of Board and Committee workloads. Efforts are trying to be made to even out the workloads, including specify responsibility where there is overlap of Committees, and assign common area utility responsibility to a new committee. Discussion to continue, homeowners will be contact to try and increase volunteers.

## **11. NEXT MEETINGS:**

Future meeting dates (to be held in same hybrid format):

February 28<sup>th</sup>, 2024 Regular Board Meeting – 6:30 PM

March 27<sup>th</sup>, 2024 Regular Board Meeting – 6:30 PM

## **12. MEETING AJOURNMENT:**

**A motion was made, seconded, and approved to adjourn the Board meeting at 8:00 pm.**

Respectfully submitted,  
Keith Jones  
TJMG Properties

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
BALANCE SHEET

AS OF DECEMBER 31, 2023

|   | CD | Maturity Date | DECEMBER |               | DECEMBER Balance 2023 | Variance to Prior Year Increase/(Decrease) | COMMENTS   |
|---|----|---------------|----------|---------------|-----------------------|--|--|
|   |    |               | Rate     | Balance 2022  |                       |  |  |
| <b>ASSETS</b>   |    |               |          |               |                       |  |  |
| <b>General Operations</b>   |    |               |          |               |                       |  |  |
| Cash - M&T Bank   |    |               | \$       | 61,614        | \$ 44,329             | \$ (17,285)                                | Bank Stmt & Recon posted on the Portal           |
| Petty Cash - Clubhouse  |    |               |          | 300           | 300                   | -  |  |
| Emergency Reserve - Key Bank Savings  |    |               |          | 1,051         | 23,804                | 22,753                                     | Bank Stmt & Recon posted on the Portal           |
| Total Cash for General Operations   |    |               | \$       | 62,965        | \$ 68,433             | \$ 5,468                                   |  |
| <b>Roof Replacement Reserve Funds</b>   |    |               |          |               |                       |  |  |
| Cash - Key Bank Checking  |    |               | \$       | 3,077         | \$ 1,089              | \$ (1,988)                                 | Bank Stmt & Recon posted on the Portal           |
| Prepaid Taxes - CPA   |    |               | \$       | -             | \$ -                  |  |  |
| Accounts Receivable - Common Fees   |    |               |          | 3,000         | 2,000                 | (1,000)                                    | Unit #110 owes for 7/1 and 10/1 - Lien Filed     |
| Accounts Receivable - Billings  |    |               |          |               |                       |  | Judgement in process. Jan 1 inpaid as of Jan 10. |
| Accounts Receivable - New Homeowners  |    |               |          | -             | -                     | -  |  |
| <b>TOTAL ASSETS</b>   |    |               | \$       | <b>69,042</b> | \$ <b>71,522</b>      | \$ <b>2,480</b>                            |  |
| <b>CURRENT LIABILITIES</b>  |    |               |          |               |                       |  |  |
| <b>General Operations</b>   |    |               |          |               |                       |  |  |
| Accounts Payable  |    |               | \$       | 1,708         | \$ 1,182              | \$ (526)                                   |  |
| Loans Payable to Residents  |    |               | \$       | 78,000        | \$ 19,000             | \$ (59,000)                                | 2 Loans for Roof Replacements                    |
| Accrued Expenses  |    |               | \$       | 6,811         | \$ 843                | \$ (5,968)                                 | Accrued Int on Loans @ 4%                        |
| Prepaid Fees  |    |               |          | 44,181        | 48,710                | 4,529                                      |  |
| Total   |    |               | \$       | 130,700       | \$ 69,735             | \$ (60,965)                                |  |
| <b>EQUITY</b>   |    |               |          |               |                       |  |  |
| Roof Replacement Reserve Funds  |    |               | \$       | 3,077         | 1,089                 | (1,988)                                    |  |
| Emergency Reserve   |    |               |          | 1,051         | 23,803                | 22,752                                     |  |
| Retained Earnings   |    |               |          | (8,676)       | (28,518)              | (19,842)                                   |  |
| Adjustments to Retained Earnings  |    |               |          |               |                       |  |  |
| P&L Year-To-Date  |    |               |          | (57,110)      | 5,413                 | 62,523                                     |  |
| Total   |    |               | \$       | (61,658)      | \$ 1,787              | \$ 63,445                                  |  |
| <b>TOTL LIABILITIES &amp; EQUITY</b>  |    |               | \$       | <b>69,042</b> | \$ <b>71,522</b>      | \$ <b>2,480</b>                            |  |
| Accounts Receivable = residents who are behind in payment of common fees              |    |               |          |               |                       |  |  |
| Prepaid Fees = residents who have paid common fees in advance; e.g. paid for the year |    |               |          |               |                       |  |  |

# HOA Packet - Budget Comparison

Properties: Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kimry Moor GL Map

Level of Detail: Detail View

| Account Name                     | MTD Actual  | MTD Budget   | MTD \$ Var.   | YTD Actual        | YTD Budget        | YTD \$ Var.    | Annual Budget     |
|----------------------------------|-------------|--------------|---------------|-------------------|-------------------|----------------|-------------------|
| <b>Income</b>                    |             |              |               |                   |                   |                |                   |
| Common Fees                      | 0.00        | 0.00         | 0.00          | 327,600.00        | 327,600.00        | 0.00           | 327,600.00        |
| New Homeowner Fee                | 0.00        | 0.00         | 0.00          | 4,000.00          | 6,000.00          | -2,000.00      | 6,000.00          |
| Late Fee Income                  | 0.00        | 33.33        | -33.33        | 375.00            | 400.00            | -25.00         | 400.00            |
| NSF Fee Income                   | 0.00        | 0.00         | 0.00          | 35.00             | 0.00              | 35.00          | 0.00              |
| Miscellaneous Income             | 0.00        | 8.33         | -8.33         | 1,500.00          | 100.00            | 1,400.00       | 100.00            |
| <b>Total Operating Income</b>    | <b>0.00</b> | <b>41.66</b> | <b>-41.66</b> | <b>333,510.00</b> | <b>334,100.00</b> | <b>-590.00</b> | <b>334,100.00</b> |
| <b>Expense</b>                   |             |              |               |                   |                   |                |                   |
| Insurance                        | 0.00        | 4,033.33     | 4,033.33      | 47,896.53         | 48,400.00         | 503.47         | 48,400.00         |
| Grounds Maintenance Non-Contract | 151.20      | 333.33       | 182.13        | 9,226.00          | 4,000.00          | -5,226.00      | 4,000.00          |
| Taxes: Property, Income          | 0.00        | 41.66        | 41.66         | 204.30            | 500.00            | 295.70         | 500.00            |
| Legal & Accounting               | 0.00        | 166.66       | 166.66        | 600.00            | 2,000.00          | 1,400.00       | 2,000.00          |
| Maintenance & Repair             | 1,915.17    | 1,000.00     | -915.17       | 8,662.22          | 12,000.00         | 3,337.78       | 12,000.00         |
| M&R: Painting & Siding           | 128.00      | 0.00         | -128.00       | 513.07            | 0.00              | -513.07        | 0.00              |
| M&R: Mailboxes                   | 246.24      | 0.00         | -246.24       | 1,006.96          | 0.00              | -1,006.96      | 0.00              |
| M&R: Roofs                       | 540.83      | 583.33       | 42.50         | 2,972.48          | 7,000.00          | 4,027.52       | 7,000.00          |
| M&R: Chimneys                    | 0.00        | 833.33       | 833.33        | 14,382.84         | 10,000.00         | -4,382.84      | 10,000.00         |
| M&R: Steps/Sidewalks             | 0.00        | 0.00         | 0.00          | 6,145.00          | 0.00              | -6,145.00      | 0.00              |
| M&R: Lights                      | 0.00        | 0.00         | 0.00          | 1,015.73          | 0.00              | -1,015.73      | 0.00              |
| M&R: Clubhouse                   | 0.00        | 83.33        | 83.33         | 1,305.75          | 1,000.00          | -305.75        | 1,000.00          |
| Property Management              | 1,277.08    | 1,246.16     | -30.92        | 14,954.16         | 14,954.00         | -0.16          | 14,954.00         |
| Utilities: Power/Phone/Water     | 291.34      | 906.66       | 615.32        | 8,805.84          | 10,880.00         | 2,074.16       | 10,880.00         |
| Trash Removal                    | 1,604.41    | 1,560.91     | -43.50        | 17,984.93         | 18,731.00         | 746.07         | 18,731.00         |
| Snow Removal                     | 2,214.28    | 2,183.33     | -30.95        | 26,031.46         | 26,200.00         | 168.54         | 26,200.00         |
| Grounds Maintenance Contract     | 5,003.57    | 4,941.66     | -61.91        | 58,766.24         | 59,300.00         | 533.76         | 59,300.00         |
| Tree Service                     | 2,628.72    | 2,083.33     | -545.39       | 22,867.52         | 25,000.00         | 2,132.48       | 25,000.00         |
| Planting & Flowers               | 0.00        | 41.66        | 41.66         | 887.70            | 500.00            | -387.70        | 500.00            |

## HOA Packet - Budget Comparison

| Account Name                      | MTD Actual        | MTD Budget        | MTD \$ Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|-----------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| Pool Maintenance                  | 437.40            | 583.33            | 145.93          | 10,096.12         | 7,000.00          | -3,096.12        | 7,000.00          |
| Pool Repairs                      | 0.00              | 1,083.33          | 1,083.33        | 11,802.86         | 13,000.00         | 1,197.14         | 13,000.00         |
| Pond & Stream Maintenance         | 0.00              | 916.66            | 916.66          | 118.38            | 11,000.00         | 10,881.62        | 11,000.00         |
| Clubhouse Expenses                | 0.00              | 83.33             | 83.33           | 696.35            | 1,000.00          | 303.65           | 1,000.00          |
| Clubhouse Improvements            | 0.00              | 0.00              | 0.00            | 225.00            | 0.00              | -225.00          | 0.00              |
| Miscellaneous Expense             | 372.18            | 152.91            | -219.27         | 1,129.85          | 1,835.00          | 705.15           | 1,835.00          |
| <b>Total Operating Expense</b>    | <b>16,810.42</b>  | <b>22,858.24</b>  | <b>6,047.82</b> | <b>268,297.29</b> | <b>274,300.00</b> | <b>6,002.71</b>  | <b>274,300.00</b> |
| Total Operating Income            | 0.00              | 41.66             | -41.66          | 333,510.00        | 334,100.00        | -590.00          | 334,100.00        |
| Total Operating Expense           | 16,810.42         | 22,858.24         | 6,047.82        | 268,297.29        | 274,300.00        | 6,002.71         | 274,300.00        |
| <b>NOI - Net Operating Income</b> | <b>-16,810.42</b> | <b>-22,816.58</b> | <b>6,006.16</b> | <b>65,212.71</b>  | <b>59,800.00</b>  | <b>5,412.71</b>  | <b>59,800.00</b>  |
| <b>Other Expense</b>              |                   |                   |                 |                   |                   |                  |                   |
| Roof Replacement Reserve          | 191.56            | 0.00              | -191.56         | -218.08           | 59,800.00         | 60,018.08        | 59,800.00         |
| <b>Total Other Expense</b>        | <b>191.56</b>     | <b>0.00</b>       | <b>-191.56</b>  | <b>-218.08</b>    | <b>59,800.00</b>  | <b>60,018.08</b> | <b>59,800.00</b>  |
| <b>Net Other Income</b>           | <b>-191.56</b>    | <b>0.00</b>       | <b>-191.56</b>  | <b>218.08</b>     | <b>-59,800.00</b> | <b>60,018.08</b> | <b>-59,800.00</b> |
| Total Income                      | 0.00              | 41.66             | -41.66          | 333,510.00        | 334,100.00        | -590.00          | 334,100.00        |
| Total Expense                     | 17,001.98         | 22,858.24         | 5,856.26        | 268,079.21        | 334,100.00        | 66,020.79        | 334,100.00        |
| <b>Net Income</b>                 | <b>-17,001.98</b> | <b>-22,816.58</b> | <b>5,814.60</b> | <b>65,430.79</b>  | <b>0.00</b>       | <b>65,430.79</b> | <b>0.00</b>       |

## Balance Sheet

**Properties:** Kimry Moor Homeowners Association, LTD - Kimry Moor Fayetteville, NY 13066

**As of:** 12/31/2023

**Accounting Basis:** Accrual

**GL Account Map:** Kimry Moor GL Map

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                               | Balance          |
|--|------------------|
| <b>ASSETS</b>                              |                  |
| <b>Cash</b>                                |                  |
| M&T Bank Checking Account x0201            | 44,329.00        |
| Key Bank Checking Account x2531 (Roof)     | 1,089.52         |
| Key Bank Savings Account x8386 (Emergency) | 23,803.81        |
| Petty Cash - Clubhouse                     | 300.00           |
| <b>Total Cash</b>                          | <b>69,522.33</b> |
| Accounts Receivable                        | 2,000.00         |
| <b>TOTAL ASSETS</b>                        | <b>71,522.33</b> |
| <b>LIABILITIES &amp; CAPITAL</b>           |                  |
| <b>Liabilities</b>                         |                  |
| Loan Payable - [REDACTED]                  | 14,000.00        |
| Loan Payable - [REDACTED]                  | 5,000.00         |
| Accrued Expenses                           | 842.70           |
| Prepaid Fees                               | 48,710.80        |
| Accounts Payable                           | 1,181.95         |
| <b>Total Liabilities</b>                   | <b>69,735.45</b> |
| <b>Capital</b>                             |                  |
| Emergency Reserve Fund                     | 23,803.81        |
| Roof Replacement Fund                      | 1,089.52         |
| Retained Earnings                          | -88,537.24       |
| Calculated Retained Earnings               | 65,430.79        |
| <b>Total Capital</b>                       | <b>1,786.88</b>  |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>     | <b>71,522.33</b> |



**Kimry Moor Homeowners Association  
2024 Budget Assumptions and Comments  
Draft As of January 18, 2024**

**Objectives**

- 1 Meet expense obligations in line with By-Law requirements in the present inflationary environment. (3.2% forecast for 2024)
- 2 Establishes a guideline for the Board to meet responsibilities, with enough flexibility to respond to unexpected issues.
- 3 Have the ability to adjust spending, as necessary.

**Revenues of \$340,500**

- 1 Includes increase dues \$25 per quarter (2.6%) beginning on April 1, 2024.
- 2 New Homeowner Fees - Assumed 3 units would sell during 2024 @ \$2,000.

**Expenditures of \$342,221**

- 1 TJMG charges - \$112,589 - per contract, an increase of 2.6% plus gas surcharge. Contract will expire at Oct 31, 2024. Assumed 4% increase for November and December 2024.
- 2 Insurance Cost - Obtained bids for new policy year. 15% increase at CAU.
- 3 Trash Removal - Waste Management - 2 yr. contract expires Feb 2024. Assumed 5% increase.
- 4 Roof Repairs - per committee recommendation
- 5 Chimney Repairs - per committee recommendation. Pending 2nd opinions on residential maintenance. Clubhouse repair is deferred rather than included as requested by R&C Committee. Homeowners should not use the Clubhouse fireplace until further notice.
- 6 Maintenance & Repairs - 50% increase over 2023 budget. Units are aging and maintenance is increasing.
- 7 Clubhouse - no change
- 8 Pool Maintenance & Repairs - Includes continuing repairs and new equipment Pool open Memorial Day to Labor Day. Cuts made from original pool committee request.
- 9 Water -Pending Engineering work to repair leak (pool or sprinkler?).
- 10 Utilities - Committee assumed repairs at pool will reduce Ngrid costs. (pump and heater) Ngrid forecasts lower rates.
- 11 Tree & Flower Services - per Committee request, continued attention to multiple acres of trees. Cut original request from Tree Committee and will absorb cost of stump removal and grass reseeding.
- 12 Pond & Stream Maint. - Plan to continue dredging swales and start dredging pond. Possible fountain in pond. Savings generated in 2022 and 2023.
- 13 Transfer to General Reserve - Additional \$4,800 budgeted to be added to savings in 2024.

**ROOFS:**

- 
- 1 Common fees transferred to the Roof Replacement Reserve - no change compared to prior year (\$59,800)
  - 2 Roof replacements for 2024: Clubhouse Labor only. Shingles paid for in 2022. Savings plan for next round of replacements is being worked on by R&C Committee, in addition to looking at how HOA/Homeowner responsibilities could change in the future.
  - 3 Repay Homeowner Loans of \$19,000 in 2024, plus interest at 4%.

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT

2024 BUDGETS

GENERAL OPERATIONS PROFIT & LOSS

DRAFT As of January 15, 2024

|   | ACTUALS    |            |            |            |            |            |            |            |            |                       |                | Draft Budget<br>2024 | 2024<br>over 2023 F/C |            |                |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------|----------------|----------------------|-----------------------|------------|----------------|
|   | 2014       | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | Actual 1/2024<br>2023 | BUDGET<br>2023 |                      |                       |            |                |
| <b>REVENUES</b>                             |            |            |            |            |            |            |            |            |            |                       |                |                      |                       |            |                |
| Common Fees                                 | \$ 268,800 | \$ 268,800 | \$ 268,800 | \$ 268,800 | \$ 285,600 | \$ 285,600 | \$ 302,400 | \$ 302,400 | \$ 327,600 | \$ 327,600            | \$ 327,600     | \$ 333,900           | \$ 333,900            | \$ 333,900 | Incr. \$25 for |
| New Homeowner Fees                          | \$ 5,600   | \$ 2,400   | \$ 4,000   | \$ 14,400  | \$ 9,600   | \$ 11,200  | \$ 6,000   | \$ 6,000   | \$ 14,000  | \$ 14,000             | \$ 4,000       | \$ 6,000             | \$ 6,000              | \$ 6,000   |                |
| Late Charge Income                          | \$ 775     | \$ 445     | \$ 750     | \$ 1,230   | \$ 600     | \$ 400     | \$ 285     | \$ 550     | \$ 900     | \$ 900                | \$ 375         | \$ 400               | \$ 500                | \$ 500     |                |
| Interest Income - Regular Operations        | \$ 1,190   | \$ 780     | \$ 870     | \$ 229     | \$ 1,334   | \$ 1,680   | \$ 310     | \$ 1       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Interest Income - Roof Reserve              | \$ -       | \$ -       | \$ -       | \$ -       | \$ 1,659   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Insurance Claim Receipts - Unit 807         | \$ -       | \$ -       | \$ -       | \$ -       | \$ 12,132  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Insurance Claim Receipts - Unit 907         | \$ -       | \$ -       | \$ -       | \$ -       | \$ 7,390   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Other Income                                | \$ 425     | \$ 200     | \$ 100     | \$ 175     | \$ 857     | \$ 40      | \$ 292     | \$ -       | \$ -       | \$ -                  | \$ 1,535       | \$ 100               | \$ 100                | \$ 100     |                |
| <b>Total Income</b>                         | \$ 276,790 | \$ 272,625 | \$ 274,520 | \$ 284,834 | \$ 319,172 | \$ 298,920 | \$ 309,287 | \$ 308,951 | \$ 342,500 | \$ 333,510            | \$ 334,100     | \$ 340,500           | \$ 340,500            | \$ 6,990   |                |
| <b>CONTRACT SERVICES</b>                    |            |            |            |            |            |            |            |            |            |                       |                |                      |                       |            |                |
| Grounds Maintenance - LAWN - TJMG           | \$ 52,415  | \$ 50,461  | \$ 49,454  | \$ 49,241  | \$ 48,946  | \$ 49,168  | \$ 53,856  | \$ 55,150  | \$ 57,826  | \$ 58,766             | \$ 59,300      | \$ 60,490            | \$ 60,490             | \$ 2,66%   | 4% plus        |
| Insurance                                   | \$ 31,837  | \$ 31,902  | \$ 33,717  | \$ 35,918  | \$ 36,445  | \$ 38,434  | \$ 39,832  | \$ 41,811  | \$ 43,098  | \$ 47,896             | \$ 48,400      | \$ 54,959            | \$ 54,959             | \$ 15%     |                |
| Management Fees TJMG                        | \$ 11,856  | \$ 12,330  | \$ 12,823  | \$ 12,823  | \$ 12,866  | \$ 13,170  | \$ 13,703  | \$ 14,095  | \$ 14,517  | \$ 14,954             | \$ 14,954      | \$ 15,426            | \$ 15,426             | \$ 2,66%   | 4%             |
| Snow Removal TJMG                           | \$ 19,290  | \$ 20,715  | \$ 19,592  | \$ 19,493  | \$ 19,753  | \$ 22,177  | \$ 24,172  | \$ 24,777  | \$ 25,396  | \$ 26,031             | \$ 26,031      | \$ 26,771            | \$ 26,771             | \$ 2,66%   | 4%             |
| Trash Removal - TJMG                        | \$ 9,980   | \$ 9,913   | \$ 10,507  | \$ 9,381   | \$ 9,944   | \$ 9,911   | \$ 8,949   | \$ 9,170   | \$ 18,255  | \$ 17,985             | \$ 18,731      | \$ 19,478            | \$ 19,478             | \$ 2,66%   | 4%             |
| Trash Removal - Waste Management            | \$ 8,274   | \$ 9,009   | \$ 5,490   | \$ 5,815   | \$ 6,884   | \$ 8,758   | \$ 8,572   | \$ 7,970   | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Goose Management                            | \$ 10,800  | \$ 4,320   | \$ 5,184   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| <b>Total Contract Services</b>              | \$ 144,452 | \$ 138,650 | \$ 136,767 | \$ 132,671 | \$ 134,838 | \$ 141,618 | \$ 149,084 | \$ 152,973 | \$ 159,092 | \$ 165,632            | \$ 167,585     | \$ 177,124           | \$ 177,124            | \$ 11,492  |                |
| <b>Percent of Total Cost</b>                | <b>59%</b> | <b>52%</b> | <b>58%</b> | <b>61%</b> | <b>61%</b> | <b>60%</b> | <b>63%</b> | <b>65%</b> | <b>64%</b> | <b>61%</b>            | <b>61%</b>     | <b>63%</b>           | <b>63%</b>            |            |                |
| <b>CHIMNEY &amp; ROOF MAINTENANCE</b>       |            |            |            |            |            |            |            |            |            |                       |                |                      |                       |            |                |
| Roof Repairs                                | \$ 10,354  | \$ 15,334  | \$ 5,010   | \$ 2,243   | \$ 2,089   | \$ 2,842   | \$ 2,162   | \$ 4,697   | \$ 2,755   | \$ 2,973              | \$ 7,000       | \$ 3,000             | \$ 3,000              |            |                |
| Chimneys - Repairs                          | \$ 832     | \$ 1,660   | \$ 1,740   | \$ 12,202  | \$ 7,168   | \$ 20,100  | \$ 1,825   | \$ 10,270  | \$ 12,000  | \$ 14,383             | \$ 10,000      | \$ 7,000             | \$ 7,000              |            |                |
| Chimneys - Replacements                     | \$ 15,604  | \$ 19,200  | \$ 25,650  | \$ 7,300   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| <b>Total Chimney &amp; Roof Maintenance</b> | \$ 26,790  | \$ 36,194  | \$ 32,400  | \$ 21,745  | \$ 9,257   | \$ 22,942  | \$ 3,987   | \$ 14,967  | \$ 14,755  | \$ 17,356             | \$ 17,000      | \$ 10,000            | \$ 10,000             | \$ (7,356) |                |
| <b>Percent of Total Cost</b>                | <b>11%</b> | <b>13%</b> | <b>14%</b> | <b>10%</b> | <b>4%</b>  | <b>10%</b> | <b>2%</b>  | <b>6%</b>  | <b>6%</b>  | <b>6%</b>             | <b>6%</b>      | <b>4%</b>            | <b>4%</b>             |            |                |
| <b>MAINTENANCE &amp; REPAIRS</b>            |            |            |            |            |            |            |            |            |            |                       |                |                      |                       |            |                |
| Lights                                      | \$ 1,153   | \$ 516     | \$ 1,626   | \$ 1,254   | \$ 1,474   | \$ 1,027   | \$ 229     | \$ 681     | \$ 3,305   | \$ 1,016              | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Decks                                       | \$ -       | \$ 2,581   | \$ 5,137   | \$ 2,363   | \$ 12,793  | \$ 3,861   | \$ 9,015   | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Painting & Siding                           | \$ -       | \$ 2,052   | \$ 127     | \$ 849     | \$ 396     | \$ 925     | \$ -       | \$ 525     | \$ -       | \$ 513                | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Repair/Replace Steps/Sidewalks to Pavers    | \$ 25,432  | \$ 8,316   | \$ 6,420   | \$ 5,064   | \$ 953     | \$ 5,840   | \$ -       | \$ 2,965   | \$ 1,525   | \$ 6,145              | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Mailbox/paper box replacement               | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 907     | \$ 743     | \$ 623     | \$ 1,124   | \$ 1,007              | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Maint./Repairs - Billings                   | \$ -       | \$ -       | \$ -       | \$ -       | \$ (629)   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Property Survey Line                        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 1,500   | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Structure & Misc. Maint./Repairs            | \$ 2,772   | \$ 3,217   | \$ 5,350   | \$ 2,314   | \$ 3,368   | \$ 2,557   | \$ 4,315   | \$ 3,958   | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Maint & Repairs Clubhouse                   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 995     | \$ 1,306              | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Maint & Repairs All Other                   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| Maintenance repairs by TJMG                 | \$ 1,317   | \$ 1,988   | \$ 2,681   | \$ 7,227   | \$ 1,270   | \$ 1,000   | \$ 434     | \$ -       | \$ 7,138   | \$ 8,662              | \$ -           | \$ -                 | \$ -                  | \$ -       |                |
| <b>Total Maintenance &amp; Repairs</b>      | \$ 30,674  | \$ 18,670  | \$ 21,341  | \$ 19,071  | \$ 19,625  | \$ 17,617  | \$ 14,736  | \$ 8,752   | \$ 14,087  | \$ 18,649             | \$ 12,000      | \$ 18,000            | \$ 18,000             | \$ (649)   |                |
| <b>Percent of Total Cost</b>                | <b>13%</b> | <b>7%</b>  | <b>9%</b>  | <b>9%</b>  | <b>9%</b>  | <b>7%</b>  | <b>6%</b>  | <b>4%</b>  | <b>6%</b>  | <b>7%</b>             | <b>4%</b>      | <b>6%</b>            | <b>6%</b>             |            |                |

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT

2024 BUDGETS

GENERAL OPERATIONS PROFIT & LOSS

DRAFT As of January 15, 2024

|  | ACTUALS    |            |            |            |            |            |            |            |            |                       | Draft Budget<br>2024 | 2024<br>over 2023 F/C |                |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------|----------------------|-----------------------|----------------|
|  | 2014       | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | Actual 1/2024<br>2023 |                      |                       | BUDGET<br>2023 |
| <b>CLUBHOUSE/RECREATIONAL EXPENSES</b> |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Social & Club House Expenses           | \$ 1,835   | \$ 1,254   | \$ 1,158   | \$ 2,515   | \$ 1,663   | \$ 1,096   | \$ 785     | \$ 710     | \$ 1,006   | \$ 696                | \$ 1,000             | \$ 1,000              | \$ 1,000       |
| Club House Improvements & Repairs      | \$ -       | \$ 3,140   | \$ 1,225   | \$ -       | \$ 1,795   | \$ 290     | \$ 1,917   | \$ 907     | \$ -       | \$ 225                | \$ 1,000             | \$ 1,000              | \$ 1,000       |
| Pool Repairs                           | \$ -       | \$ 28,080  | \$ -       | \$ -       | \$ 910     | \$ 1,026   | \$ 2,747   | \$ 864     | \$ 9,330   | \$ 11,803             | \$ 13,000            | \$ 5,037              | \$ 5,037       |
| Pool Maintenance                       | \$ 9,884   | \$ 6,529   | \$ 8,930   | \$ 7,440   | \$ 7,862   | \$ 8,865   | \$ 6,833   | \$ 9,040   | \$ 6,342   | \$ 10,096             | \$ 7,000             | \$ 8,854              | \$ 8,854       |
| Water Pool                             |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Water Clubhouse                        | \$ 1,286   | \$ 2,574   | \$ 1,502   | \$ 1,700   | \$ 1,744   | \$ 2,542   | \$ 215     | \$ 142     | \$ 567     | \$ 1,133              | \$ 2,000             | \$ 2,000              | \$ 2,000       |
| Other Utilities                        | \$ 7,158   | \$ 5,545   | \$ 5,600   | \$ 5,812   | \$ 6,603   | \$ 6,236   | \$ 3,459   | \$ 5,865   | \$ 7,755   | \$ 5,707              | \$ 300               | \$ 3,000              | \$ 3,000       |
| Total Clubhouse/Recreational Expenses  | \$ 20,163  | \$ 47,122  | \$ 18,415  | \$ 17,467  | \$ 20,577  | \$ 20,055  | \$ 18,073  | \$ 20,290  | \$ 26,914  | \$ 30,545             | \$ 31,800            | \$ 26,891             | \$ (3,654)     |
| Percent of Total Cost                  | 8%         | 18%        | 8%         | 8%         | 9%         | 9%         | 8%         | 9%         | 11%        | 11%                   | 12%                  | 10%                   |                |
| <b>GROUNDS EXPENSES</b>                |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Tree Service & Garden Maint.           | \$ 15,061  | \$ 12,955  | \$ 23,556  | \$ 22,489  | \$ 22,678  | \$ 20,409  | \$ 21,327  | \$ 22,983  | \$ 24,633  | \$ 22,868             | \$ 25,000            | \$ 22,000             | \$ 22,000      |
| Planting & Flowers                     | \$ 632     | \$ 621     | \$ 267     | \$ 462     | \$ 80      | \$ 406     | \$ 15      | \$ 817     | \$ 347     | \$ 888                | \$ 500               | \$ 800                | \$ 800         |
| Grounds Maint. - HOA                   |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Ponds & Stream Maintenance             | \$ 455     | \$ 1,358   | \$ 939     | \$ 590     | \$ 220     | \$ 7,721   | \$ 23,096  | \$ 7,886   | \$ 1,392   | \$ 9,226              | \$ 4,000             | \$ 4,000              | \$ 4,000       |
| Energy Cost for street lighting        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 500     | \$ 1,200   | \$ 1,080   | \$ 1,18               | \$ 11,000            | \$ 11,000             | c/o \$5,413    |
| Total Grounds Expenses                 | \$ 16,148  | \$ 14,934  | \$ 24,762  | \$ 23,541  | \$ 22,978  | \$ 28,536  | \$ 47,367  | \$ 35,245  | \$ 30,072  | \$ 34,180             | \$ 41,580            | \$ 38,880             | \$ 4,700       |
| Percent of Total Costs                 | 7%         | 6%         | 10%        | 11%        | 10%        | 12%        | 20%        | 15%        | 11%        | 13%                   | 15%                  | 14%                   |                |
| <b>OTHER EXPENSES</b>                  |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Legal & Accounting                     | \$ 3,688   | \$ 10,095  | \$ 1,075   | \$ 385     | \$ 400     | \$ 500     | \$ 525     | \$ 545     | \$ 2,770   | \$ 600                | \$ 2,000             | \$ 3,000              | \$ 3,000       |
| Taxes                                  | \$ 446     | \$ 421     | \$ 381     | \$ 576     | \$ 22      | \$ 328     | \$ 194     | \$ 26      | \$ 201     | \$ 204                | \$ 500               | \$ 500                | \$ 500         |
| Paving & Sealing Roads                 | \$ -       | \$ -       | \$ 756     | \$ -       | \$ -       | \$ 2,501   | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -                 | \$ -                  | \$ -           |
| Payment - Insurance Claims -- unit 907 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -                  | \$ -                 | \$ -                  | \$ -           |
| Transfer to General Reserve            |            |            |            |            |            |            |            |            |            |                       |                      |                       |                |
| Miscellaneous                          | \$ 1,540   | \$ 2,251   | \$ 1,696   | \$ 1,321   | \$ 2,470   | \$ 1,670   | \$ 1,208   | \$ 1,074   | \$ 1,058   | \$ 1,131              | \$ 1,835             | \$ 1,505              | \$ 1,505       |
| Total Other Expenses                   | \$ 5,674   | \$ 12,767  | \$ 3,908   | \$ 2,282   | \$ 15,025  | \$ 4,999   | \$ 1,927   | \$ 1,645   | \$ 4,029   | \$ 1,935              | \$ 4,335             | \$ 9,805              | \$ 7,870       |
| Percent of Total Cost                  | 2%         | 5%         | 2%         | 1%         | 7%         | 2%         | 1%         | 1%         | 2%         | 1%                    | 2%                   | 3%                    | 3%             |
| <b>TOTAL EXPENDITURES</b>              | \$ 243,901 | \$ 268,337 | \$ 237,593 | \$ 216,777 | \$ 222,300 | \$ 235,767 | \$ 235,174 | \$ 233,872 | \$ 248,949 | \$ 268,297            | \$ 274,300           | \$ 280,700            | \$ 12,403      |
| Net income prior to funds transfer     | \$ 32,889  | \$ 4,288   | \$ 36,927  | \$ 68,057  | \$ 96,872  | \$ 63,153  | \$ 74,113  | \$ 75,079  | \$ 93,551  | \$ 65,213             | \$ 59,800            | \$ 59,800             | \$ (5,413)     |

KIMRY MOOR HOMEOWNERS ASSOCIATION, LTD  
 PROFIT & LOSS STATEMENT

2024 BUDGETS

GENERAL OPERATIONS PROFIT & LOSS

DRAFT As of January 15, 2024

|  | ACTUALS     |             |             |             |             |             |             |             |             |                       |                | Draft Budget<br>2024 | 2024<br>over 2023 P/C |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|----------------|----------------------|-----------------------|
|  | 2014        | 2015        | 2016        | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | Actual 1/2024<br>2023 | BUDGET<br>2023 |                      |                       |
| <b>FUNDS TRANSFERRED TO ROOF REPLACEMENT RESERVE</b> | \$ (33,600) | \$ (33,600) | \$ (33,600) | \$ (33,600) | \$ (50,400) | \$ (50,400) | \$ (59,800) | \$ (59,800) | \$ (59,800) | \$ (59,800)           | \$ (59,800)    | \$ (59,800)          | \$ (59,800)           |
| Interest Income                                      | \$ (1,175)  | \$ (760)    | \$ (805)    | \$ (2,348)  | \$ (1,659)  | \$ (1,291)  | \$ (236)    | \$ 1        | \$ (11,000) |                       |                |                      | \$ -                  |
| Transferred to General Reserve                       | \$ -        | \$ -        | \$ -        | \$ -        | \$ (7,390)  | \$ -        | \$ -        | \$ (9,500)  | \$ -        | \$ -                  | \$ -           | \$ -                 | \$ -                  |
| Insurance Claim transferred to Roof                  | \$ -        | \$ -        | \$ -        | \$ -        | \$ 843      | \$ -        | \$ -        | \$ -        | \$ -        | \$ -                  | \$ -           | \$ -                 | \$ -                  |
| Adjustments  | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -                  | \$ -           | \$ -                 | \$ -                  |
| <b>Total Funds Transferred</b>                       | \$ (34,775) | \$ (34,360) | \$ (34,405) | \$ (35,948) | \$ (58,606) | \$ (51,691) | \$ (60,036) | \$ (69,299) | \$ (70,800) | \$ (59,800)           | \$ (59,800)    | \$ (59,800)          | \$ (59,800)           |
| <b>NET INCOME/(LOSS)</b>                             | \$ (1,886)  | \$ (30,072) | \$ 2,522    | \$ 32,109   | \$ 38,266   | \$ 11,462   | \$ 14,077   | \$ 5,780    | \$ 22,751   | \$ 5,413              | \$ -           | \$ (0)               | \$ (0.00)             |

ROOF REPLACEMENT RESERVE P&L

|   |             |             |             |             |              |              |             |              |              |            |            |            |            |
|---|-------------|-------------|-------------|-------------|--------------|--------------|-------------|--------------|--------------|------------|------------|------------|------------|
| General Funds Transferred   | \$ 34,775   | \$ 34,405   | \$ 35,948   | \$ 50,400   | \$ 50,400    | \$ 59,800    | \$ 59,800   | \$ 59,800    | \$ 59,800    | \$ 59,800  | \$ 59,800  | \$ 59,800  | \$ 59,800  |
| Additional Funds Transferred from Operations (from Retained Earnings) | \$ -        | \$ -        | \$ -        | \$ -        | \$ 72,800    | \$ 68,539    | \$ 23,700   |              |              |            |            |            | \$ -       |
| Gables  | \$ (9,847)  | \$ (11,465) | \$ -        | \$ (8,975)  |              |              |             |              |              |            |            |            | \$ -       |
| Chimney/Gutters etc   | \$ -        | \$ -        | \$ (1,959)  | \$ (6,952)  |              |              |             |              |              |            |            |            | \$ -       |
| Interest Income   |             |             |             | \$ 1,659    | \$ -         |              |             |              |              |            |            |            | \$ -       |
| Adjustments   |             |             |             | \$ (843)    | \$ -         |              |             |              |              |            |            |            | \$ -       |
| Loans from Homeowners & Interest                                      |             |             |             |             | \$ 7,390     | \$ -         |             |              |              |            |            |            | \$ -       |
| Cashed CD for replacing roofs   |             |             |             |             |              |              |             |              |              |            |            |            | \$ -       |
| Net Insurance Claims/Deductible -- unit 907                           |             |             |             |             |              |              |             | \$ 15,859    |              |            |            |            | \$ -       |
| <b>Roof Replacement Expenses</b>                                      | \$ (30,652) | \$ (37,048) | \$ (26,315) | \$ (59,784) | \$ (129,614) | \$ (179,433) | \$ (82,698) | \$ (146,834) | \$ (136,796) | \$ (8,000) | \$ (8,000) | \$ (9,000) | \$ (9,000) |
| <b>ROOF REPLACEMENT RESERVE P&amp;L</b>                               | \$ (5,724)  | \$ (14,153) | \$ 6,131    | \$ (39,763) | \$ (71,008)  | \$ (56,233)  | \$ 45,641   | \$ (47,475)  | \$ 1,004     | \$ (1,000) | \$ (2,438) | \$ 31,800  | \$ 31,800  |
| <b>ROOF REPLACEMENT RESERVE BALANCE SHEET</b>                         | \$ 176,991  | \$ 162,838  | \$ 168,970  | \$ 129,207  | \$ 58,199    | \$ 1,966     | \$ 47,607   | \$ 132       | \$ 1,136     | \$ 136     | \$ (1,302) | \$ 30,498  | \$ 30,498  |

## Treasurer's Report – January 2024

Dear Board Members

I am attaching this month's financial statements, which I will be asking for approval for at our Board Meeting on January 24th.

I want to thank all the committee chairs for their cooperation and not having any last minute expenses come thru in December. This helped us stay very close to our 2023 budget.

In December we had 3 Electronic Votes.:

1. Wayne Dalton for Unit #104 garage door for \$2560.00 on December 14th passed 7-1
2. Clean All for \$437.00 on December 11th passed 7-1
3. TJMG for legal filing fees of \$400.00 on December 11th passed 8-0

At the end of the Year we had:

1. A stable operating cash balance-a balance of \$68,000.00 with \$5413.00 of it being Ponds and Swales budgeted money that was not used by Linda Crawford. This money will be carried over to the 2024 Budget and be available to the Ponds and Swales Committee. They are saving the surplus for the larger pond project. I will be asking for a motion to Carry Over this money (\$5413.00) to the Ponds and Swales.
2. Unit #110 as of January 11th was in arrears for \$2975.00, plus legal fees and the collection process had been started. A payment of \$2000 was received on January 19th.

3. 2 Roof Loans left to be paid off

4. The County has had an issue with their Sewer Tax. The Property Tax is over \$400.00 more than it usually is. TJMG is working on resolving it.

The Proposed 2024 Budget is also attached. At this time, we have received 2 of the 3 quotes for Insurance. The current policy with CAU from Grimaldi's has seen an increase of only 15%. The other quote we received was significantly higher. Due to this lower than anticipated increase and listening to the boards' concerns about maintenance issues and reserve funds this budget reflects the \$25.00 per quarter increase. This is so we can build up the reserves. The increase in dues will be earmarked for the reserve fund savings account. The increase in the dues will go into effect next quarter.

I will be asking for a motion to approve the proposed 2024 budget at the board meeting.

Thank you and see you on the 24th!

Laurie Kushner

**Insurance Report – January 2024**

It is that time of year again. We put our Kimry Moor Masters Insurance policy out for bid late last year, and we received two bids; one from Travelers and one from CAU. The Travelers Bid was over 20k more than the CAU bid for the same policy, so my committee and I are recommending that we move forward with the CAU's policy w/our current broker, Steve Grimaldi, of John Grimaldi and Associates. The 2024-2025 Annual Premium is 15% higher than last year's for the same coverage a bigger jump than we are use to...but unfortunately that is happening across the board. The good news is the Insurance committee anticipated this increase and the extra cost was put in the 2024-2025 planning budget. With that in mind, I am asking that the board approve this Insurance expenditure for the 2024-2025 fiscal year.

| <b><u>Coverage</u></b> | <b><u>Company</u></b> | <b><u>Annual Premium</u></b> |
|------------------------|-----------------------|------------------------------|
| Package                | CAU                   | \$52,499.49                  |
| Excess Liability       | Greenwich             | \$2,459.00                   |
| <b>Total</b>           |                       | <b>\$54,958.49</b>           |

## **Tree & Garden Report – January 2024**

Dear Board Members:

On December 4, 2023, the Tree & Garden Committee members all agreed to ask for board approval to display 2 planters at the Kimry Moor entrance. It was agreed that it would be a generic seasonal planter of evergreens with gold, white and silver colors.

On that same date, it was unanimously approved by an electronic vote (7-0) for the committee to decorate the entrance.

The last expenditure for tree work to be done was completed and paid for in December. We were under budget by roughly \$298.

Thank you to my committee for their advice and help throughout this past year.

Respectfully,

Joan Yanno



**KIMRY MOOR**  
**Roof and Chimney Committee Report**  
**January 24, 2024**

1. Request motion to approve Loan repayments in January. Loan #3, \$5,000 plus interest. Loan #4, \$9,000 plus interest.
2. Committee is working on calculating funding alternatives for the next round of roof replacements. 20-25 years in the future.
3. Committee decided not to advance money for Masonry Restorations to do chimney work this year. Will look at alternatives in the spring.
4. Repair of roof leak at #523 in progress.

Respectfully submitted,

Jay Bayanker and Pat Curtin, Co-Chairs