

COLLINGS LAKES CIVIC ASSOCIATION

MEETING PACKET

TABLE OF CONTENTS

04/07/25 OPEN SESSION

1. AGENDA

2. REPORTS

- a. Balance Sheet as of 03/31/25
- b. Cash Flow Report year to date
- c. Bank Account Totals as of 04/04/25
- d. Bank Reconciliation as of 03/31/25
- e. Delinquency Owners Report as of 03/31/25

3. INVOICES FOR APPROVAL

- a. H & S Buisness Partners
- b. Pennoni Associates inc.
- c. ACV Tier 2 Mailing balance
- d. Atlantic City Electric March
- e. Zoom 299008621
- f. ACV April Invoice 2047
- g. Hill Wallack LLP February 2025

4. AMENDMENT TO BYLAWS

Collings Lakes Civic Association

General Meeting Agenda, Monday April 7, 2025 @6:30 PM

Zoom Only

No questions will be answered or taken until the end of the meeting if time allows.

Meeting call to order by Steven Slimm

Pledge of Allegiance to the Flag

Roll call of officers:

Brian Trasatti

Mark Wainwright

Don Saunders

Lynn Veneziale

Steven Slimm

David Blair

Minutes- Dave Blair, A motion is needed to forgo the reading of the minutes and approve what is on the web page.

Treasurer's Report and A/R: Donald Watson We will not have a report until next month. As soon as ACV completes it, we will put it up on the web page and in the minutes as unapproved and voted on in March.

Bills for approval: Donald Watson,

Committee Reports:

Dam's- Steven Slimm Fencing, for Cushman Dam, RFP For Lake George and Albert for Engineering

Grounds- Don Saunders -Swings Painting, Replacement of Swings, Beaches Lifeguard Stands, Easter Egg Hunt April 19, 2025, Starting Time?

Fundraising- Beth Anderson, Easter Flowers.

Presidents Report- Steven Slimm

Old Business- QuickBooks Lowering our Cost. We must keep until 2026 for taxes 5 people

New Business- Engineering for dams out for bid, Replace the Flag at 1st beach

Trustee Report

Open Floor to members Adjournment by 7:40 PM



Balance Sheet

As of 3/31/2025, Cash Basis

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Collings Lakes Civic Association

Assets

Current Asset

Collings Lakes Civic Association - Dam Assessment	612,960.94
Collings Lakes Civic Association-Debit Card	1,248.14
Collings Lakes Civic Association-Games of Chance	5,049.55
Collings Lakes Civic Association-Money Market	81,978.77
Collings Lakes Civic Association-Operating	355,009.25
Collings Lakes Civic Association-Operating - Pending EFTs	2,153.55
Undeposited Funds	11,429.36
Total Current Asset	\$1,069,829.56

Total Assets

\$1,069,829.56

Liabilities

Current Liability

Prepayments	4,738.88
Total Current Liability	\$4,738.88
Total Liabilities	\$4,738.88

Equity

Net Income	245,792.90
Opening Balance Equity	863,243.23
Retained Earnings	(43,945.45)
Total Equity	\$1,065,090.68

Total Liabilities & Equity

\$1,069,829.56

ASSOCIATION ASSESSMENT: TOTAL BILLED: \$140,002.96. TOTAL COLLECTED \$97,817.52. OUTSTANDING \$42,185.44

DAM ASSESSMENT: TOTAL BILLED \$534,562.02. TOTAL COLLECTED \$304,480.38 OUTSTANDING \$233,081.64



Cash Flow Statement

Cash basis, From 3/1/2025 to 3/31/2025, By Month

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Collings Lakes Civic Association

Account 03-2025

Operating activities

Income

Annual Dam Assessment	12,260.50
Annual Dam Assessment - Dam Assessment Tier I	17,715.57
Annual Dam Assessment - Dam Assessment Tier II	49,301.32
Annual Dam Assessment - Dam Assessment Tier III	9,805.78
Application Fee Income	150.00
Association Fee Income	11,008.92
Association Fee Income - Annual Maintenance Fee Tier I	3,261.21
Association Fee Income - Annual Maintenance Fee Tier II	10,111.23
Association Fee Income - Annual Maintenance Fee Tier III	1,390.90
Interest Income	372.08
LEGAL INCOME	2,452.15
Previous Balance	31,134.39

Total Income \$148,964.05

Expense

71700-000 ADMINISTRATION EXPENSES - 71700-120 Election	1,113.00
71700-000 ADMINISTRATION EXPENSES - Loan Payment/Interest	409.00
76200-000 UTILITIES - 76200-005 Electricity	28.72
78100-000 OFFICE ADMINISTRATION - 78100-020 Bank Fees	30.00
81000-000 PROFESSIONAL SERVICES - 81000-040 Legal Collections	20,064.93
81000-000 PROFESSIONAL SERVICES - 81000-050 Legal: Board Attorney	3,220.97
81000-000 PROFESSIONAL SERVICES - 81000-060 Management Fees	3,000.00
Dam Work	43,900.00



Cash Flow Statement

Cash basis, From 3/1/2025 to 3/31/2025, By Month

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Account	03-2025
Total Expense	\$71,766.62
Net Income	\$77,197.43
Adjustments to Net Income	
Prepayments	2,656.14
Net cash provided - Operating activities	\$79,853.57
Net increase (decrease) in cash	\$79,853.57
Cash as of period start	\$988,580.37
Cash as of period end	\$1,068,433.94



Account Summary

Checking Accounts

MAINTENANCE ACCOUNT

XXXXXXXX065-S01

\$404,673.36

Available Balance

\$404,673.36

Current Balance

GAMES OF CHANCE ACCOUNT

XXXXXXXX065-S02

\$5,050.35

Available Balance

\$5,050.35

Current Balance

DAM ASSESMENT FEES ACCO...

XXXXXXXX065-S03

\$548,757.88

Available Balance

\$548,757.88

Current Balance

MBS MONEY MARKET

XXXXXXXX065-S04

\$82,043.93

Available Balance

\$82,043.93

Current Balance

EXPENSE ACCOUNT

XXXXXXXX065-S05

\$1,500.16

Available Balance

\$1,500.16

Current Balance

Savings Accounts

SAVINGS

XXXXXXXX065-S00

\$0.00

Available Balance

\$25.00

Current Balance

TOTAL ON HAND MINUS THE LOAN \$1,042,050.60



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Bank account **Collings Lakes Civic Association-Games of Chance**
Statement ending date **3/2/2025**

Beginning balance	\$5,048.78
+ Cleared deposits	0.77
- Cleared withdrawals	0.00
Ending balance	\$5,049.55
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$5,049.55

Date	Number	Name	Memo	Amount
Beginning balance				\$5,048.78
Cleared				
+ Deposits				
3/2/2025			Interest	0.77
Total for Cleared deposits				\$0.77
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$0.77
Ending balance				\$5,049.55
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$5,049.55



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Bank account **Collings Lakes Civic Association - Dam Assessment**

Statement ending date **3/2/2025**

Beginning balance	\$343,741.49
+ Cleared deposits	248.61
- Cleared withdrawals	(20,531.87)
Ending balance	\$323,458.23
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$323,458.23

Date	Number	Name	Memo	Amount
Beginning balance				\$343,741.49
Cleared				
+ Deposits				
3/2/2025			Interest	248.61
Total for Cleared deposits				\$248.61
- Withdrawals				
2/4/2025			Loan payment for acct#3501	(20,000.00)
2/5/2025			Interest Payment Split out for #3501	(531.87)
Total for Cleared withdrawals				(\$20,531.87)
Total for Cleared deposits & withdrawals				(\$20,283.26)
Ending balance				\$323,458.23
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$323,458.23



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Bank account **Collings Lakes Civic Association-Operating**

Statement ending date **3/2/2025**

Beginning balance	\$292,325.70
+ Cleared deposits	265,602.76
- Cleared withdrawals	(2,890.99)
Ending balance	\$555,037.47
+ Uncleared deposits	10,085.33
- Uncleared withdrawals	0.00
Book balance	\$565,122.80

Date	Number	Name	Memo	Amount
Beginning balance				\$292,325.70
Cleared				
+ Deposits				
2/6/2025	CC			283.55
2/6/2025	EFT			168.44
2/7/2025	EFT			1,217.96
2/7/2025	CC			1,152.20
2/8/2025	CC			571.45
2/10/2025	EFT			1,064.07
2/11/2025	EFT			2,185.11
2/11/2025	CC			1,372.12
2/12/2025			Deposit	42,768.42
2/12/2025	EFT			1,350.20
2/12/2025	CC			844.26
2/13/2025			Deposit	36,012.55
2/13/2025			Deposit	26,757.14
2/13/2025	EFT			2,040.20
2/14/2025	EFT			923.75
2/14/2025	CC			659.77
2/15/2025	CC			659.77
2/17/2025	CC			225.55



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Date	Number	Name	Memo	Amount
2/28/2025	CC			1,543.49
3/1/2025	CC			2,299.52
3/2/2025	CC			3,234.51
Total for Uncleared deposits				\$10,085.33
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$10,085.33
Book balance				\$565,122.80



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Bank account **Collings Lakes Civic Association-Money Market**

Statement ending date **3/2/2025**

Beginning balance	\$81,915.91
+ Cleared deposits	62.86
- Cleared withdrawals	0.00
Ending balance	\$81,978.77
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$81,978.77

Date	Number	Name	Memo	Amount
Beginning balance				\$81,915.91
Cleared				
+ Deposits				
3/2/2025		Interest		62.86
Total for Cleared deposits				\$62.86
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$62.86
Ending balance				\$81,978.77
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$81,978.77



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Bank account **Collings Lakes Civic Association-Debit Card**

Statement ending date **3/2/2025**

Beginning balance	\$1,220.23
+ Cleared deposits	485.59
- Cleared withdrawals	(440.63)
Ending balance	\$1,265.19
+ Uncleared deposits	0.00
- Uncleared withdrawals	(17.05)
Book balance	\$1,248.14

Date	Number	Name	Memo	Amount
Beginning balance				\$1,220.23
Cleared				
+ Deposits				
2/18/2025			Board transfer	485.40
3/2/2025			Interest	0.19
Total for Cleared deposits				\$485.59
- Withdrawals				
2/3/2025	Debit	Walmart	Board Purchase	(37.19)
2/3/2025		USPS	Inv. 002 - Certified Mailings	(41.89)
2/4/2025		Staples	2/4 - Hammermill paper	(44.99)
2/7/2025	Debit	AMAZON	Board purchase	(23.98)
2/7/2025		USPS	Certified Mailings - Certified mailings for Hill Wallack	(29.60)
2/18/2025	Debit	AMAZON	Board purchase	(27.98)
2/24/2025	Debit	QuickBooks	Monthly Quick Books Fee	(235.00)
Total for Cleared withdrawals				(\$440.63)
Total for Cleared deposits & withdrawals				\$44.96
Ending balance				\$1,265.19

Uncleared

+ Deposits



Bank Reconciliation

Prepared By: ACV Property
Management, LLC
680 U.S. Highway 130
Unit 9972
Hamilton, NJ 08650

Date	Number	Name	Memo	Amount
Total for Uncleared deposits				\$0.00
- Withdrawals				
2/28/2025		Zoom	INV295098219 - Zoom Workplace Pro Monthly	(17.05)
Total for Uncleared withdrawals				(\$17.05)
Total for Uncleared deposits & withdrawals				(\$17.05)
Book balance				\$1,248.14

Invoices for Approval at April 7, 2025 Meeting

#	Date	Vendor	Invoice #	Amount
1	2/4/2025	H & S Business Partners Inc.	1050	\$225.00
2	2/6/2025	Pennoni Associates inc.	1258466	\$912.87
3	3/19/2025	ACV Tier 2 Mailing balance	1993	\$1,113.00
4	3/25/2025	Atlantic City Electric	March 2025	\$12.55
5	3/28/2025	Zoom	299008621	\$17.05
6	3/28/2025	ACV Arpil Invoice	2047	\$1,500.00
7	3/31/2025	Hill Wallack LLP	February 2025	\$3,370.75
Total				\$7,151.22

H & S - 225.00 225.00
6926.22


H & S Business Partners, Inc.

103 Sheppard Road
Voorhees, NJ 08043

Invoice

Date	Invoice #
1/24/2025	1059

Bill To
Collings Lake Civic Association

Description	Amount
2 Weeks Ending on Invoice Date	225.00T
General Accounting and Bookkeeping services include general bookkeeping such as entering bills, bill pay, loc payments, transfers, chargebacks, communication with client, reconciling – 1.5 hours	0.00T
Deposits – opening mail, make deposits to bank, (via scanning and physical deposits to bank), posting deposits to QB 1.5 hours	0.00T
Total Hours 3	
Various communications with client	
Sales Tax	0.00
	
Any invoices which are paid by credit card will incur a processing fee of 3% of the total, which will be billed to the client.	
	Total \$225.00



INVOICE

Monthly Management Services

ACV Property Management, LLC

680 U. S. Highway 130

Unit 9972

Hamilton, New Jersey 08650

United States

Phone: 609-447-0131

Fax: 609-251-4089

Toll free: 877-841-0084

www.acvpmlc.com

BILL TO

Collings Lake Civic Association

Invoice Number: 2047

Invoice Date: March 26, 2025

Payment Due: March 26, 2025

Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
Monthly 24 Monthly Management Services	1	\$1,500.00	\$1,500.00

Total: \$1,500.00

Payment on April 2, 2025: \$1,500.00

Amount Due (USD): \$0.00

Notes / Terms

Monthly Management Services

Thank you for your business. If there are any questions, please contact 609-447-0131

Powered by  wave

Invoice

Zoom

Zoom Communications, Inc.
55 Almaden Blvd, 6th Floor
San Jose, CA 95113

Invoice Date: Mar 28, 2025
Invoice #: INV299008621
Payment Terms: Due Upon Receipt
Due Date: Mar 28, 2025
Account Number: 57671564
Currency: USD
Payment Method: MasterCard *****5880
Account Information: Collings Lakes Civic Association

Federal Employer ID Number: 61-1648780

Purchase Order Number:

Tax Exempt Certificate ID:

Zoom W-9

Sold To Address: PO Box 475,
WILLIAMSTOWN, New Jersey 08094
United States

collingslakes@collingslakes.org

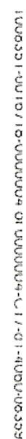
Bill To Address: PO Box 475,
WILLIAMSTOWN, New Jersey 08094
United States

collingslakes@collingslakes.org

Charge Details

Charge Description	Subscription Period	Subtotal	Taxes, Fees & Surcharges	Total
Charge Name: Zoom Workplace Pro Monthly Quantity: 1 Unit Price: \$15.99	Mar 28, 2025 - Apr 27, 2025	\$15.99	\$1.06	\$17.05
Subtotal				\$15.99
Total (Including Taxes, Fees & Surcharges)				\$17.05
Invoice Balance				\$0.00

Taxes, Fees & Surcharge Details

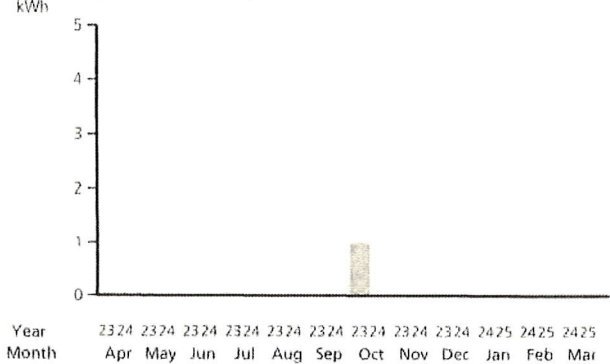


COLLINGS LAKES CIVIC ASSOC.
Account number: 5503 4992 432

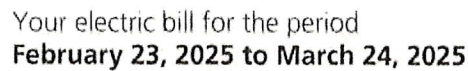
16 00000008 200007671
Your electric bill for the period
February 23, 2025 to March 24, 2025

Your monthly Electricity use in kWh

Daily temperature averages: Mar 2024: 47° F Mar 2025: 46° F



Find helpful storm preparation and power outage information at atlanticcityelectric.com
Your smart meter is read wirelessly. Visit My Account at atlanticcityelectric.com to view your daily and hourly energy usage.
Si recibe un aviso de suspensión, puede solicitar una copia de ese aviso en español, llamando al departamento de atención al cliente, lunes a viernes de las 7 am a las 7 pm, a 800-642-3780.
For information about regulatory rate reviews, public hearings, and other public processes, visit atlanticcityelectric.com/PublicPostings.
You can help an Atlantic City Electric customer in need of assistance with their energy bills by contributing to NJ SHARES. Simply pay exactly \$1.00 over your Atlantic City Electric bill amount and that dollar will be contributed to New Jersey SHARES, a 501(c)3 non-profit organization. Amounts over \$1.00 will not be recognized as a contribution and will result in a credit to your account. Atlantic City Electric will match each donation by contributing a dollar to the fund. You can also make a donation directly to NJ SHARES at njshares.org.



```
1500015503499243200000000000000000000000000125500000000012551016
```



INVOICE

CLCA Ballot/Invoice Mailing Tier 2

ACV Property Management, LLC

680 U. S. Highway 130

Unit 9972

Hamilton, New Jersey 08650

United States

Phone: 609-447-0131

Fax: 609-251-4089

Toll free: 877-841-0084

www.acvpmlc.com

BILL TO

Collings Lake Civic Association

Invoice Number: 1993

Invoice Date: February 4, 2025

Payment Due: February 4, 2025

Amount Due (USD): \$1,113.00

Items	Quantity	Price	Amount
Mailing Mailing includes letters, mailing, and return, envelopes and postage-Ballot Question	742	\$2.50	\$1,855.00
Mailing Mailing includes letter, envelope and postage-Invoice	742	\$1.50	\$1,113.00

Total: \$2,968.00

Payment on February 26, 2025: \$1,855.00

Amount Due (USD): \$1,113.00

Notes / Terms

CLCA Ballot/Invoice Mailing Tier 2

Thank you for your business. If there are any questions, please contact 609-447-0131

Powered by  wave



INVOICE

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Steve Slimm
Collings Lake Civic Association
PO Box 475
Williamstown, NJ 08094

Invoice No : 1258466
Invoice Date : 01/16/2025
Project : CLCAX23002
Project Name : Lake George and Lake
Albert Dams

For Services Rendered Through 12/29/2024

Phase Code / Name	Contract Amount	Previously Billed	% Complete	Complete To Date	Amount This Invoice
01 -- Survey	\$12,000.00	\$12,000.00	100.00%	\$12,000.00	\$0.00
02 -- Geotechnical Investigation	\$67,500.00	\$67,500.00	100.00%	\$67,500.00	\$0.00
03 -- Structural Engineering Services	\$20,600.00	\$18,040.50	92.01%	\$18,953.37	\$912.87
04 -- Hydrology & Hydraulics Study	\$18,000.00	\$18,000.00	100.00%	\$18,000.00	\$0.00
05 -- Agency Coordination & Meetings	\$3,200.00	\$3,142.75	98.21%	\$3,142.75	\$0.00
06 -- Direct Expenses	\$1,860.00	\$1,860.00	100.00%	\$1,860.00	\$0.00
Total :	\$123,160.00	\$120,543.25		\$121,456.12	\$912.87

Amount Due This Invoice

\$912.87

Outstanding Invoices

Number	Date	Balance
1253996	12/16/2024	5,495.00
Total		5,495.00