COLLINGS LAKES CIVIC ASSOCATION

MEETING PACKET

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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

Total Liabilities & Equity	\$1,069,829.5
Total Equity	\$1,065,090.6
Retained Earnings	(43,945.4)
Opening Balance Equity	863,243.2
Net Income	245,792.9
quity	
Total Liabilities	\$4,738.8
Total Current Liability	\$4,738.8
Prepayments	4,738.8
labilities Current Liability	
Total Assets	\$1,069,829.5
Total Current Asset	\$1,069,829.5
Undeposited Funds	11,429.3
Collings Lakes Civic Association-Operating - Pending EFTs	2,153.5
Collings Lakes Civic Association-Operating	355,009.2
Collings Lakes Civic Association-Money Market	81,978.7
Collings Lakes Civic Association-Games of Chance	5,049.5
Collings Lakes Civic Association-Debit Card	1,248.
Collings Lakes Civic Association - Dam Assessment	612,960.9
Current Asset	
Assets	

ASSOCATION 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 PROFFESSIONAL SERVICES - 81000-040 Legal Collections	20,064.93
81000-000 PROFFESSIONAL SERVICES - 81000-050 Legal: Board Attorney	3,220.97
81000-000 PROFFESSIONAL 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

XXXXXXX065-S01

\$404,673.36

Available Balance

\$404,673.36

Current Balance

GAMES OF CHANCE ACCOUNT

XXXXXXX065-S02

\$5,050.35

Available Balance

\$5,050.35

Current Balance

DAM ASSESMENT FEES ACCO...

XXXXXXX065-S03

\$548,757.88

Available Balance

\$548,757.88

Current Balance

MBS MONEY MARKET

XXXXXXX065-S04

\$82,043.93

Available Balance

\$82,043.93

Current Balance

EXPENSE ACCOUNT

XXXXXXX065-S05

\$1,500.16

Available Balance

\$1,500.16

Current Balance

Savings Accounts

SAVINGS

XXXXXXX065-S00

\$0.00

Available Balance

\$25.00

Current Balance

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



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

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	2	
+ 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



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

Bank account

Collings Lakes Civic Association - Dam Assessment

Book balance		\$323,458.23	
Total for Uncleared deposits & withdrawals		\$0.00	
Total for Uncleared withdrawals		\$0.00	
- Withdrawals			
Total for Uncleared deposits		\$0.00	
+ Deposits			
Uncleared			
Ending balance		\$323,458.23	
Total for Cleared deposits & withdrawals		(\$20,283.26)	
Total for Cleared withdrawals		(\$20,531.87)	
2/5/2025	Interest Payment Split out for #3501	(531.87)	
2/4/2025	Loan payment for acct#3501	(20,000.00)	
- Withdrawals			
Total for Cleared deposits		\$248.61	
3/2/2025	Interest	248.61	
+ Deposits			
Cleared			
Beginning balance		\$343,741.49	
Date Number Name	Memo	Amount	
Book balance	\$323,458.23		
- Uncleared withdrawals		0.00	
+ Uncleared deposits		0.00	
Ending balance	\$323,458.23		
- Cleared withdrawals	(20,531.87		
+ Cleared deposits		248.6	
Beginning balance	\$343,741.49		



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

Bank account

Collings Lakes Civic Association-Operating

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



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	СС	3,234.51
Total for Un	cleared deposits	\$10,085.33
- Withdrawals		
Total for Un	cleared withdrawals	\$0.00
Total for Unclea	ared deposits & withdrawals	\$10,085.33
Book balance	· 	\$565,122.80



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

Bank account

Collings Lakes Civic Association-Money Market

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		AND THE RESIDENCE OF THE PARTY
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



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

eginning balan	ce			\$1,220.2
+ Cleared depos	sits			485.5
- Cleared withdr	awals			(440.6
iding balance				\$1,265.1
+ Uncleared dep	osits			0.0
- Uncleared with	ndrawals			(17.0
ook balance				\$1,248.1
Date	Number	Name	Memo	Amount
eginning balar	ıce			\$1,220.23
leared				9
+ Deposits				
2/18/2025			Board transfer	485.40
3/2/2025			Interest	0.19
Total for Cla	eared dep	osits		\$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 Cle	eared with	drawals		(\$440.63)
Total for Cleare	ed deposit	s & withdrawals		\$44.96
nding balance				\$1,265.19

Page 1 of 2

+ Deposits



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

Book balance			\$1,248.14
Total for Uncleared d	eposits & withdrawals		(\$17.05)
Total for Uncleare	ed withdrawals		(\$17.05)
2/28/2025	Zoom	INV295098219 - Zoom Workplace Pro Monthly	(17.05)
- Withdrawals		INIVANCE COCCATO . To a vie Warden land Burn	(47.05)
Total for Uncleare	ed deposits		\$0.00
Date Num	ber Name	Memo	Amount

Invoices for Approval at April 7, 2025 Meeting

#	Date	Vendor	Invoice #	Amount
-1	2/4/2025	H & S Business Partners Inc.	1059	\$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
	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

445 - 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 0.00T
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	
Deposits – opening mail, make deposits to bank, (via scanning and physical deposits to bank), posting deposits to QB 1.5 hours Total Hours 3	T00.0
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



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.acvpmllc.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

Invoice

ZOUIT

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

Purchase Order Number:

Tax Exempt Certificate ID:

Federal Employer ID Number: 61-1648780

Taxes, Fees &

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

Zoom W-9

Total

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

Subscription Period

Charge Details

Charge Description

Charge Description	Subscription Period	Subtotal	Surcharges	Iotal
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 Ta	axes, Fees & Surcharges)	\$17.05
			Invoice Balance	\$0.00

Subtotal

Taxes, Fees & Surcharge Details

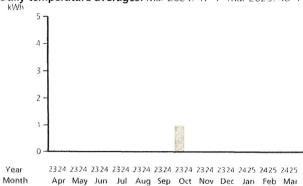
COLLINGS LAKES CIVIC ASSOC.

Account number: 5503 4992 432

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



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.

COLLINGS LAKES CIVIC ASSOC.

Account number: 5503 4992 432

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



Details of your Electric Charges

Monthly General Service Secondary - service number 0550 3499 2432 7002 2965 06 Electricity you used this period

Meter Number Energy Type	Current Reading	Previous Reading	Difference	Multiplier	Total Use
NXA166442534 Use (kWh)	Mar 24 000001 (actual)	Feb 23 000001 (actual)	0	1	0
Demand (kW)	0.000 (actual)			1	0.00

Your next meter reading is scheduled for April 23, 2025

Delivery Charges: These charges reflect the cost of bringing electricity to you. Current charges for 30 days, **winter rates in effect.**

Current charges for 30 days, winter rates in effect.
Capacity/Transmission Peak Load Contribution 7.20 / 0.00

Type of charge	How we calculate this charge	Amount(\$)
Customer Charge		12.55
Total Electric Deliver	y Charges	12.55

Supply Charges: These charges reflect the cost of producing electricity for you. You can compare this part of your bill to offers from competitive suppliers. The class average annual price to compare is 11.77 cents per kWh.

Total Electric Charges - Monthly General Service Secondary

12.55

Page 2 of 3

Check here to enroll in the Direct Debit plan Sign and date here

By signing here, you authorize Atlantic City Electric to electronically deduct the amount of your monthly bill from your checking account each month. The check you send with this signed authorization will be used to set up Direct Debit. You understand that we will notify you each month of the date and amount of the debit, which will be on or after the due date stated on your monthly bill. You understand that to withdraw this authorization you must call Atlantic City Electric. You understand that Atlantic City Electric does not charge for this service, but that your bank may have charges for this service.

Electronic Check Conversion

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



COLLINGS LAKES CIVIC ASSOC.

Account Number: 5503 4992 432

Service Address: E COLLINGS DR BBALL

FOLSOM NJ 08037

MARCH 2025

Billing Period: 2-23-2025 to 3-24-2025

Bill Issue Date: 3-25-2025

ELECTRIC BILL SUMMARY

Previous Balance	\$26.77
Payment(s) Received Thank you	\$26.77-
Balance as of Mar 25, 2025	\$0.00
Delivery	\$12.55

Total Amount	Due by An	r 15, 2025
Total Amount	Duc by Ap	10,2023

\$12.55

To view your usage, see the Electric Details portion of this bill or log into your account at atlanticcityelectric.com.



Additional messages may be on the last page of your bill.

CONTACT US

Customer Service (7 a.m 7 p.m.)	1-800-642-3780
TTY English	1-800-852-7897
TTY Spanish	1-866-658-7714
Electric Emergencies & Outages (24 hrs)	1-800-833-7476
¿Problemas con la factura?	1-800-642-3780
atlanticcituelectric com/Contactlls	

Please tear on the dotted line below. Invoice Number: 200072503923

Page 1 of 3

Return this coupon with your payment made payable to Atlantic City Electric.

Account number Total amount due by Apr 15, 2025

5503 4992 432 \$12.55

T7 0 4060 08094-047575 ~C17-P08359-I1 2NJ03836

Ուիվիայ||Իսրկ||իկեսիվայ||լիայիս||իկիայկայիլ

COLLINGS LAKES CIVIC ASSOC. PO BOX 475 WILLIAMSTOWN NJ 08094-0475



Amount Paid:

PO BOX 13610 PHILADELPHIA PA 19101

Ֆրերդեմնեիմ||||Մեիլիլմել||իմիվեր||Ալևոլիլեմիմիվիլի|



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.acvpmllc.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 o	n February 26, 2025:	\$1,855.00
		Amount Due (USD):	\$1,113.00

Notes / Terms

CLCA Ballot/Invoice Mailing Tier 2



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 1253996 Total

Date 12/16/2024

Balance 5,495.00 **5,495.00**