

April 2023 Finance Report

NOTE: We migrated to QB online this month. There are some issues that are preventing the P&L and budget reports from being generated. We are working on them. A lot of long buried issues with miscategorizations surfaced and are being cleaned up. Some bank transactions from last year are appearing in duplicate on the register, affecting the reports. As soon as those are cleaned up, we will have the reports generated, including a budget report. Here are the current balances as of 4/11/23:

Main account (includes all 2023 reserve and capital balances from April 2023): \$520,386.19

Prior Years Capital (Camera)+ balance of 2023 capital: \$106,350.38

Payroll: \$3723.87

Sewer: \$475,474.11

Reserve: \$249,914.85

The emphasis on past due collections continued with continued success.

Budget cleanup and worked on the budget report – was ready before the transition to QB Online

Still working with the Auditor on trying to get out of paying property taxes on a parcel tied to Jenks. Proving to be more difficult than previously thought.

Working with the office to add payment information to our phone menu as they are getting a lot of calls asking where and how they can pay.

Creating pages for HOA Start

Worked on bids for Septic and Bankers

Got trust return filed, extension filed for WTMC return, should be filed soon.

Started work on 2023 update for the Reserve Study

HOAStart

- Cleaned up and imported the HOA addresses into HOA start.
 - Apartments have broken down into separate components.
 - Isolated parcel numbers existing in a single entity after export from Access. This will allow each parcel to become a record instead of groups of parcels.
- Cleaned up and merged membership data from several sources.
 - Each member needs to be added to HOAStart. Created a list for import using Quickbooks and access data. There is an issue with importing a member without an email address. Created a ticket with HOAStart to see what options we have for import without an email address for some users.
- Disabled Duane Bratvold's WTMC account and moved the president@westtappshoa.com and pres@westtappshoa.com email aliases to Aaron Kolar.
- Recreated the previous Interim board member search form in MS Forms and posted it to the website. Will bring this up in the April meeting as an agenda item to ensure we will be starting the replacement search immediately.

WTMC Board Meeting 4/13/2023

Office Report:

- Sold the F250 truck. Thank you, Aaron and Adam, for your help!
- Collected another \$21,000 from 3 of our largest past due accounts.
- Collected a back billing of around \$12,000 from the 12 and 16 plex.
- Onboarded QB Online. Thank you, Kit and Adam for your continued help!
- Learning/Onboarded the Connecteam app. for working with our Park Crew this summer.
- Worked with our Accountant on Budget formats in QB.
- Worked with our Accountant on past due accounts in QB.
- Worked with our Attorney on past due accounts in QB.
- Working with Members to bring past due accounts current.
- Helped the Events committee with Easter event supplies.

Facilities Report:

- Working with the logger on the 190th greenbelt cleanup.
- Getting bids for the rest of the 190th green belt cleanup.
- Getting bids for finishing the Maryanne green belt clean up.
- Ordered signs for the boat launch, install after project is over.
- Ordered parts for the dock ladders.
- Job postings for summer jobs at the park. Thanks, Adam, for your help.
- Overseeing returning park worker prepping the park for the summer.
- Kit Bourn has been changing the opening times at the parks as needed. Thank you!
- Finished assembling the floating dock sections including ladders.
- Troubleshooting septic and getting bids for septic and Bankers.

Parks Report - April 12, , 2023

The hydro jetting by Roto Rooter was complete. They worked on 7 storm lines and none of them were they able to open all of the way. Another \$4,000 of work would be needed. We did find a blockage at the BBQ by the goose light which is causing the water to cascade across the lawn into the lake. We located a clean out in front of the playground. The catch basin behind the fence has only four of 11 pipes that appear to be running water. We should budget next year for some additional clean out work.

We also need to build French drains along the entire west side of Jenks Park. Yesterday when it rained hard there were puddles 6 inches deep and 4 feet across behind the tennis courts. The bank on that side gives up a lot of ground water. The catch basis near the Cabana is full of rocks and dirt and needs to be vacuumed. I suggested to Briana that she task the teenagers with that and some other digging this summer.

Jarret came to complete his GPR survey. I have not heard any results from him as he left before I returned to the park. While there, Jarret and I water witched the launch road. He seems to be an expert at it. We found below ground water about every 15 feet along the road. There would seem to be a need for a French drain on that side of the park, also. I understand the launch road work is to be started this week. The lake is filling. We may be able to install the floating docks soon. Briana and I discussed making a run to the dump with some of the stuff we have accumulated in the storage area behind the restroom.

I am investigating a building that would fit between the tennis court and the volleyball court. This building is 54'x50'. It would provide office space upstairs and plenty of parking, storage and shop area downstairs. Per Melissa's request, I envision it having a small elevator to accommodate our older members. I feel if we are going to move forward next year with a building it is essential, we decide this year on:

1. The location of a building
2. The purpose and design
3. The financing.

Please, take a look and provide your feedback. I don't want to spend too much time on this if it isn't something we can agree on. There are many building options. I liked this one because it does a good job of accommodating our park staff and teenagers and would bring everyone together in one location.

https://www.houseplans.net/floorplans/96300411/modern-farmhouse-plan-1604-square-feet-2-bedrooms-1.5-bathrooms?utm_source=google&utm_medium=shopping&utm_term=963-00411&gclid=Cj0KCQiAgaGgBhC8ARIsAAAYLfGWXcJ-IFpMUGZU0alftddLcVWf7iDJRh6nnStSJkJeZTMfXeJj5q8aAi6-EALw_wcB

Kim