

**Lake View Estates Homeowners Association**  
**Treasurer's Report**  
**Fiscal Year 06/01/03 – 05/31/04**

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During the Fiscal Year ending May 31, 2004, Lake View Estates Homeowners Association collected \$11,541.12 in dues (annual maintenance fees) as follows:

\$ 9,015.45	Fiscal Year 2004 dues paid
<u>2,525.67</u>	Fiscal Year 2003 dues paid in Fiscal Year 2004
<u>\$11,541.12</u>	Total dues paid in Fiscal Year 2004

Accounts Receivable, as of May 31, 2004, totaled \$25,795.35 as follows:

\$24,740.64	Amount owed by seven lot owners with liens filed on their property
<u>1,054.71</u>	Amount owed by four lot owners whose dues are unpaid
<u>\$25,795.35</u>	Total Accounts Receivable as of 05/31/04

We were able to address several important issues and resolve a few long-standing problems during the past year. Significant improvements were made in the Common Lot, at a cost of \$312.58; legal action was taken against delinquent lot owners, at a cost of \$106.80; our \$25.00 non-profit fee was paid to the State of Maine; and trash-and-recycling fees, totaling \$400.00, were paid. We had not paid these fees since November 2000; but the company forgave the charges for December 2000 through November 2003, and our \$400.00 payment was for services rendered, and to be rendered, from December 2003 through November 2004.

As of May 31, 2004, our checking account balance was \$16,608.83.

Attached are the following reports for Fiscal Year 2004:

- Balance Sheet as of 05/31/04
- Detail of Accounts Receivable as of 05/31/04
- Income and Expense Comparison for FY 2000 — FY 2004
- Detail of certain Expenses: Common Lot, Legal, and Trash & Recycling pickup
- Fleet Bank statement dated 05/28/04

Members are asked to review the information on the current Membership List (name and address information is on the front and e-mail addresses are on the back), and make any necessary changes on the sheet that is being circulated for that purpose. Also, we would like to be provided with both home address and LEHA address.

Respectfully submitted,

Edna M. Winn, Treasurer

Lake View Estates Homeowners Association

July 31, 2004

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**Lake View Estates Homeowners Association**  
**Balance Sheet**  
**As of 05/31/04**

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<b>ASSETS</b>	
Checking	16,247.83
<b>TOTAL</b>	<u>16,247.83</u>
<b>Other Assets</b>	
Outhouse	1,091.96
Common Lot	3,900.00
Accounts Receivable	25,795.35
<b>TOTAL Other Assets</b>	<u>30,787.31</u>
<b>TOTAL ASSETS</b>	<u><u>47,035.14</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES</b>	
Other Liabilities	0.00
Liability	0.00
<b>TOTAL LIABILITIES</b>	<u>0.00</u>
<b>EQUITY</b>	47,035.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>47,035.14</u></u>

Edna M. Winn, Treasurer  
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**Lake View Estates Homeowners Association**  
**Balance Sheet**  
**As of 05/31/04**

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**Lake View Estates Homeowners Association**  
**Accounts Receivable**  
as of 05/31/04

Updated on 05/15/04	Lot	Name	Resident of	Current Balance	Status
1	20	Bradley Swinnerton	Massachusetts	6,552.96	Lien
2	23	Richard Cavaco	Rhode Island	12,762.86	Lien
3	39	Anthony Cerrato	Massachusetts	377.35	Lien
4	41	Alan Moyer	New Hampshire	1,509.11	Lien
5	47	Mike Strong	Maine	2,006.05	Lien
6	59	Alan Wilson	Maine	264.38	Lien
7	60	John Robinson	Massachusetts	1,267.93	Lien
				<b>\$24,740.64</b>	<b>Total</b>

8	24	Joseph Mann	Maine	203.00	Past due
9	28	Marisol Marotto	Florida	445.71	Past due
10	44	Scott Labrecque	Maine	203.00	Past due
11	48	Kevin Oakley	Massachusetts	203.00	Past due
				<b>\$1,054.71</b>	<b>Total</b>

<b>\$25,795.35</b>	<b>Grand Total as of 5/31/04</b>
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76 Meridian St.  
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**Lake View Estates Homeowners Association**  
**Detail of certain FY 2004 Expenses**

**Common Lot**

<u>Date</u>	<u>Payee</u>	<u>Amount</u>
09/04/03	Mark Rovzar	100.00
09/24/03	Pat Jackson	135.00
10/13/03	Paul Magner	137.36
10/18/03	Paul Magner	50.00
10/18/03	Rick Mitchell	50.00
05/01/04	Paul Magner	75.22
		<u>\$547.58</u>

**Legal**

<u>Date</u>	<u>Payee</u>	<u>Amount</u>
01/24/04	Pretti, Flaherty, Beliveau, Pachios & Haley, LLC	6.60
		57.00
		43.20
		<u>\$106.80</u>
05/24/04	Hufnagel, Lake & Condon, LLP	125.00
		11.00
		<u>\$136.00</u>
		<u>\$242.80</u>

**Trash & Recycling Pickup**

<u>Date</u>	<u>Payee</u>	<u>Amount</u>
		20.00
		20.00
		20.00
		20.00
		20.00
		20.00
		300.00
05/03/04	Tri-Town Sanitation	<u>\$400.00</u>



**Lake View Estates Homeowners Association**  
**Detail of certain FY 2004 Expenses**

**Reason**

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Reimburse payment to Jeff Atwood for "junk" removal  
Pump septic tank  
Supplies for 10/11/03 "work party"  
Chipper rental  
Hours worked with the chipper  
Supplies for 05/01/04 "work party"  
Total Common Lot Expenses as of May 31, 2004

**Reason**

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Photocopies  
Evidence Kennebec County Registry of Deeds copies of documents  
Travel on 12/04/03 to Augusta  
Total paid for professional services of Pretti Flaherty  
  
Telephone conference with Edna Winn regarding liens  
Recording of Lot 60 lien at Kennebec Registry of Deeds  
Total paid for professional services of Howard Lake  
  
Total Legal Expenses as of May 31, 2004

**Reason**

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Dec. 2003 pickups  
Jan. 2004 pickups  
Feb. 2004 pickups  
Mar. 2004 pickups  
Apr. 2004 pickups  
May 2004 – Nov. 2004 pickups (\$10.00 per week)  
Total Trash & Recycling Expenses as of 05/31/04

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# Lake View Estates Homeowners Association

## Income and Expense Comparison

06/01/99 - 05/31/04

	F.Y. 2000 <small>(Jun.99 - May 00)</small>	F.Y. 2001 <small>(Jun.00 - May 01)</small>	F.Y. 2002 <small>(Jun.01 - May 02)</small>	F.Y. 2003 <small>(Jun.03 - May 03)</small>	F.Y. 2004 <small>(Jun.03 - May 04)</small>	Overall Total <small>(Jun.99 - May 04)</small>
<b>INCOME</b>						
Legal Fees Reimbursement	1,100.00	0.00	0.00	0.00	0.00	1,100.00
Maintenance Fees	8,287.63	13,537.42	11,435.59	11,131.07	11,541.12	55,932.83
<b>TOTAL INCOME</b>	<b>9,387.63</b>	<b>13,537.42</b>	<b>11,435.59</b>	<b>11,131.07</b>	<b>11,541.12</b>	<b>57,032.83</b>
<b>EXPENSE</b>						
Bank Charges	0.00	0.00	0.00	0.00	5.00	5.00
Caretaker Expense	0.00	0.00	0.00	0.00	50.00	50.00
Collection	(125.65)	0.00	0.00	0.00	0.00	(125.65)
Common Lot						
Dock & Fence Repairs	0.00	2,427.00	785.10	260.28	0.00	3,472.38
Dock In & Out	160.00	210.00	210.00	645.00	450.00	1,675.00
General Maintenance	21.00	60.00	226.00	0.00	547.58	854.58
TOTAL Common Lot	181.00	2,697.00	1,221.10	905.28	997.58	6,001.96
Contribution - Fayette Fire Department	0.00	0.00	100.00	100.00	100.00	300.00
Contribution - Walter Morris	0.00	0.00	0.00	(150.00)	0.00	(150.00)
Insurance	300.00	625.00	87.00	750.00	750.00	2,512.00
Legal Expense	1,277.00	133.00	227.00	111.00	242.80	1,990.80
Meeting Expense	50.00	25.00	25.00	25.00	25.00	150.00
Non-Profit Fees	25.00	20.00	0.00	0.00	25.00	70.00
Road						
Repairs	1,698.00	1,409.00	1,678.00	2,246.00	2,185.70	9,216.70
Plowing & Sanding	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	37,500.00
TOTAL Road	9,198.00	8,909.00	9,178.00	9,746.00	9,685.70	46,716.70
Supplies	282.15	438.01	352.91	427.97	308.61	1,809.65
Taxes	76.05	77.33	77.03	79.95	78.00	388.36
Trash & Recycling Pickup	360.00	280.00	0.00	0.00	400.00	1,040.00
<b>TOTAL EXPENSE</b>	<b>11,623.55</b>	<b>13,204.34</b>	<b>11,268.04</b>	<b>11,995.20</b>	<b>12,667.69</b>	<b>60,758.82</b>
<b>NET GAIN/LOSS</b>	<b>(2,235.92)</b>	<b>333.08</b>	<b>167.55</b>	<b>(864.13)</b>	<b>(1,126.57)</b>	<b>(3,725.99)</b>

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**Rachel Stevenson & Scott Couture  
36 Morrill Road Readfield, ME 04355  
207-685-7900**

Beginning on November 1<sup>st</sup>, 2004 and ending on November 1<sup>st</sup>, 2005 we will provide the following:

Snow plowing, sanding, and pushing back of snow banks when required, on Shore Road and Basin Road, Fayette, Maine.

**Plowing:**

Plowing will be determined upon the individual snowstorm. If the storm is large enough to require more than one plowing we will provide that service. Depending on the amount forecasted for the storm will determine when the roads will be plowed. If the storm is under 4" inches of snow the roads will be plowed out once at the end of the storm. If the storm is predicted to be over 5 inches we will make sure the roads is passable half way through the storm. Final clean up of the roads and final push back of the snow banks will be done at the end of storm and before sanding.

**Sanding:**

Version A:

Sanding will be performed at our discretion when we feel a 2-wheel drive vehicle cannot pass safely through the roads.

Version B:

The sanding of the road will be under the discretion of one of the association members, preferably one that lives on the road during the winter months. He or she will contact us when he or she feels the roads are in need of sanding.

Version C:

We will sand the roads at the end of each snowstorm over 1" inches.

Our purposed bids for plowing and sanding are as follows:

Version A plus plowing paragraph: \$8,000.00

Version B plus plowing paragraph: \$9,500.00

Version C plus plowing paragraph: \$12,500.00

### **Agreement for individual lot owners**

We will snow plow the driveways of lot owners at Lakeview Estates for a fee of \$25.00 once per storm, up to 12" inches. If a clean up after the storm is necessary one clean up is included, per storm. 12" or more, in one storm the homeowner will be charged for 2 plowings. One follow up clean up is still included. The driveway sanding fee will be \$25.00 per sanding, per driveway. Any driveway sanding requires a verbal request from the homeowner, each storm. We will bill each lot owner on January 1<sup>st</sup>, March 1<sup>st</sup>, and May 1<sup>st</sup>. Payments that are not received within 30 days will be subject to a 2% interest. After 30 day delinquent bill the homeowner will not receive plowing or sanding for their driveway until payment is received.

#### Comments:

There should be sand barrels on the big hill for emergency use and will provide sand in the barrels.

Two rocks need to be removed from the road; location is the telephone pole with the lot 8 sign on it, right hand side.

Remember we are experienced on the Lakeview Estates roads, insured, and willing to appease the association.

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