LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION

LEHA Board of Directors

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TREASURER'S REPORT

FISCAL YEAR (JUNE 1, 2025 THROUGH MAY 31, 2026)

Account Balance (As of 6/1/25):	
Checking	**$23,028.49**
Deposits (Money into Checking	
CD (Liquidated on 8/26/25)	**$10,230.83**
Annual Fees collected	**$21,277.34**
56/58 lots paid. Two lots paid in advance for next year	
One lot paid cash to bank (unknown payer)	
Expenses:	
Money Market Savings (Opened 10/1/25)	$10,000.00
Contributions	
BDTPA	$350.00
Starling Hall	$50.00
Bruen Construction	
Plowing and Sanding	$9,002.00
Road Materials	$5,000.00
Labor and Equipment	$6,100.00
Bonus	$500.00
Dennis Bruen offerd to mow the roadside vegetation, gratis to try out new equipment. The Board discussed and unanimously voted to award him a $500.00 bonus for the work and because of his continued good service to LEHA.	
Insurance	$937.00
Trash and Recycling	$1,041.44
In January, Archies Trash & Recycling stopped pickup. They had been charging us $70.18/mo for many years. We solicited costs from several firms and the lowest was Ryan Gallouch. Gallouch wanted $225 per month. After 6 weeks he terminated his services, citing that many bags were untied, a few boxes were not broken down and trash was being put in the recyclables. He sent us a bill for $280.00. We now use J. Archibald Disposal. He is formerly from Archies; initially charged us $100/mo and increased it to $125/mo after better assessing what needed to be picked up.	
Filing Fees	
Annual Report	$15.00
Property Taxes	
Common Lot	$211.38
IRS taxes	
Non exempt income	$99.00
Miscellaneous Expenses	
Tree Cutting	$350.00
TOTAL EXPENSES	
June 1, 2025 through May 31, 2026	**$23,655.82**
Account Balances (As of FY end 5/31/26):	
Checking	$20,880.84
Money Market	$10,040.14
Total	**$30,920.98**

Tom Jenkins, LEHA Treasurer

LAKE VIEW ESTATES HOMEOWNERS ASSOCIATION
FINANCIAL SUMMARIES

	ACTUAL FY2024 start June 1, 2024 ending 5/31/25	ACTUAL FY2025 start June 1, 2025 ending 5/31/2026	BUDGET FY2026 start June 1, 2026 ending 5/31/2027
CHECKING ACCOUNT (start)	**$25,082.14**	**$23,028.49**	**$20,880.84**
Maintenance Fees (tax exempt)	**$19,269.07**	**$21,277.34**	**$19,600.00**
Donations (Morris)	$0.00	$0.00	$0.00
Taxable Interest	$441.02	$230.83	$300.00
MONEY OUT	**$21,322.72**	**$23,655.82**	**$25,292.00**
Tax calculations (90% of expenses)	$19,190.45	$21,290.24	$22,762.80
Expenses per lot (59 lots)	$361.40	$400.95	$428.68
Contributions	$350.00	$400.00	$400.00
Insurance	$1,072.00	$937.00	$950.00
Legal	$235.00	$0.00	$1,400.00
Road - Maintenance			
Materials (in progress)	$7,366.12	$5,000.00	$5,000.00
Materials - Spring 2027			$4,000.00
Labor & Equipment (in progress)	$2,600.00	$6,100.00	$1,500.00
Road - Emergency Repairs			
Labor & Equipment -Spring 2027			$1,000.00
Road - Maint. & Plow/Sand	$9,002.00	$9,002.00	$9,002.00
Road - Equip. Rental			
Road - Mow Shoulders/tree trimming			
Services - Trash & Recycling	$280.72	$1,041.44	$1,500.00
Services - Dock Installation			
State of Maine/Filing fee	$0.00	$15.00	$50.00
Property Taxes - Lot 6	$193.51	$211.38	$230.00
IRS taxes	$0.00	$99.00	$60.00
Misc Expenditures	$153.21	$850.00	$200.00
OPERATING INCOME	**($2,053.65)**	**($2,147.65)**	**($5,392.00)**
CHECKING BALANCE (end)	**$23,028.49**	**$20,880.84**	**$15,488.84**
CD OR MONEY MARKET (end)	**$10,441.02**	**$10,040.14**	**$10,375.00**
LEHA ASSETS (end)	**$33,469.51**	**$30,920.98**	**$25,863.84**