

ECA Treasurer Report

Current as of January 31st. 2026

Lake Shore Reserve Account	\$ 101,640.37
Lake Shore Checking Account	<u>\$19,441.47</u>
Total Checking/Savings	\$121,081.84

Accounts Receivable	\$23,995.95
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Capital Project Expenses 2026

Railing and Stair Replacement-----	\$ 25,000.00
Transformer Replacement-----	\$ 20,000.00
Roof Spraying (Roof Maxx 2 units)-----	\$ 12,000.00
Exercise Room Window Replacement	\$ 7,500.00
Exercise Room Heaters	\$ 2,500.00
Total Project Expenses	\$ 67,000.00
Delinquency: HOA >90 Days	\$11,779.34

The Board directed our attorney to issue letters to all residents who are substantially in arrears over 90 days. The Board has placed liens on two properties and will pursue foreclosure on one property. The Board has asked our accounting firm to research and identify missed fee payments and will contact individual owners of the findings.