

ECA Treasurer Report

Current as of March 31st, 2026

Lake Shore Reserve Account	\$ 114,451.17
Lake Shore Checking Account	<u>\$ 4,143.85</u>
Total Checking/Savings	\$118,595.02

Accounts Receivable	\$ 25,085.34
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Capital Project Expenses for 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	\$12,459.29

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 three properties and has filed foreclosure on one property. The Board has asked our accounting firm to research and identify missed fee payments and have contact individual owners of the findings. Two outstanding accounts have paid their arrears accounts. The amount totals \$3,579.40. The actual total of delinquencies' as of this date is \$8879.89