

An aerial photograph of Walker Lake, a large body of water surrounded by a dense, green forest. The lake is the central focus, with its dark blue water contrasting against the vibrant green trees. The forest extends to the horizon under a clear blue sky with a few wispy clouds. The text is overlaid on the lake and forest.

Walker Lake Shores Landowners Association

Our community's finances, a bird's eye view...

as presented by the Finance Committee to the General Membership, July 18, 2020

Photo credit, Scott Rando

The goals of this presentation...

Provide

Provide a brief overview of our community and association.

Identify

Identify corrective measures taken.

Discuss

Discuss fiscal year 2019 & the change in our fiscal health from 2017 through 2019.

Achieve

Achieve these goals by bringing information to the community beyond the scope of our regular monthly reports.

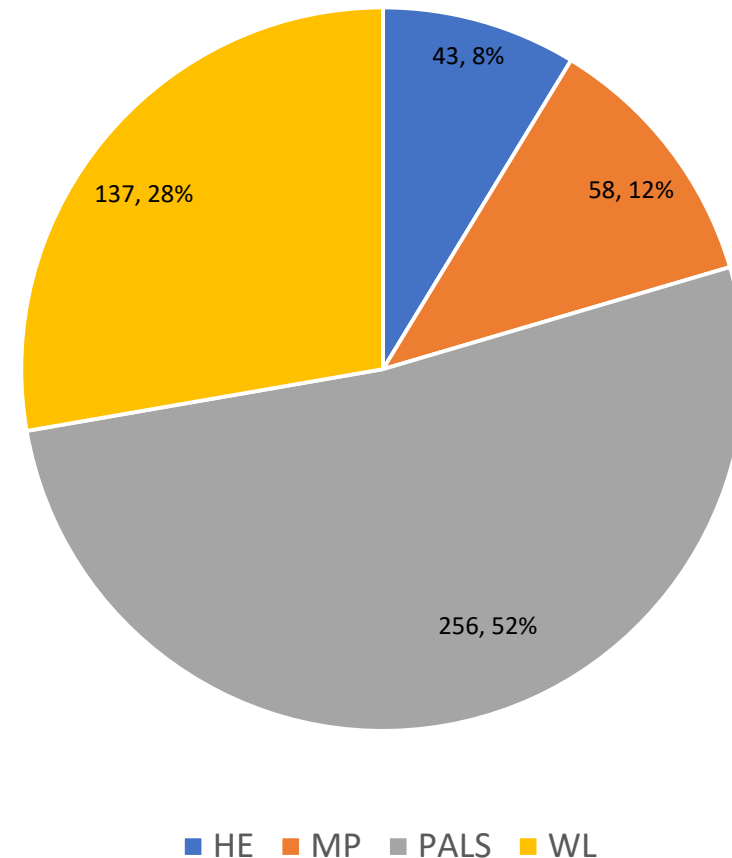
Our Association & its mission, defined:

- A non-profit corporation organized under PA non-profit law.
- A self-managed community...volunteers manage our operations.
- A home-owners association, collectively supporting common areas.
- Owner of record of the lake bottom, the dam, Clubhouse Beach, West Shore Beach, Sandy Beach, the boat launch, the Read Clubhouse & office, the tennis court, the gazebo park, and various undeveloped lots.
- The steward of Walker Lake.
- Social programs to benefit of our membership (as per our Articles of Organization) are part of its mission.

Community Composition:

- 4 communities have deeded accesses to the lake:
 - Walker Lake
 - Pennsylvania Lakeshores
 - Hinkel Estates
 - Maple Park
- Each community was developed separately so no 2 are completely alike, though WL & PALS are the most similar.
- The single common element to all is Walker Lake.

of Billable Properties for 2020



What has been done to shore up our oversight?

- The office does not accept cash.
- Bank reconciliations are done on all accounts by the office, with copies given to the treasurer.
- The Finance Committee is active and receives the bank statements for all of our accounts, (including check images & reconciliation reports) monthly.
- Vouchers are used for expenditures.
- All accounts require 2 signatures.
- Credit card accounts were closed.
- Debit card has no ATM privileges.
- Social functions are expected to breakeven.
- Professional, outside audits have been done since fiscal year 2016, with the 2019 audit currently underway.
- Collections efforts have resulted in \$84,542.80 in court judgements awarded to WLLA to date, with several cases ongoing.

The
significance of
reporting by

Lake
Road
Member

- Income and expense for every transaction is classified on an ongoing basis as Lake, Road or Member, maintaining these funding streams.
- Reported monthly to the board & to the community (as posted on our website).
- To assure that assessment levels are appropriate, any overages or shortfalls are determined at year end and carried forward to the following year within the same funding stream.
- Lake/Road/Member reporting assures that the funds are used for the purposes for which they were collected.

What challenges remain?

- Optional membership
 - Of 494 assessments billed, 295 paid 2020 Members to date
 - Inhibits our ability to raise funds for Member items
 - Restricts our growth as a community, limiting common area development & maintenance
- Road maintenance
 - Only about half of the community is assessed for Road
 - Inhibits our ability to raise funds for Road repair
- Board & Committee vacancies
 - Board vacancies, Officer vacancies, Committees
- Accounts Receivable
 - Being actively pursued & court is finding in our favor
 - Collections processes, as dictated by the law, are slow
 - Few judgements have been paid to date
 - Property owners who don't pay are a burden on those that do

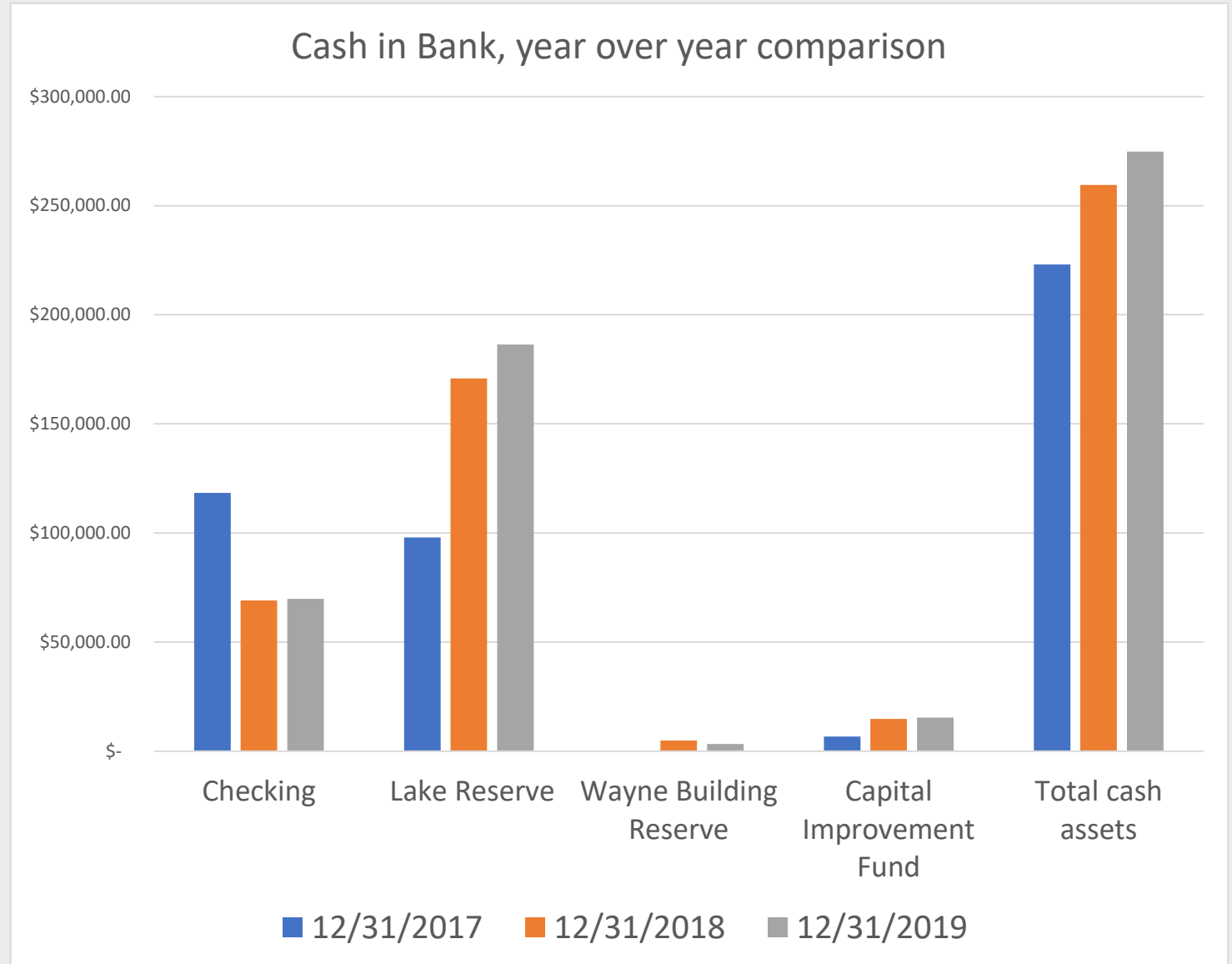
Fiscal Year 2019

at a glance
(unaudited figures)

- Our 2019 audit is currently underway
- 283 paid Members at year end
- \$256,276 total income
- \$200,256 total expense
- \$ 50,020 net income
- \$ 37,273 loan principal paid out
- \$ 5,000 Road funds transferred to Lake Reserve
- \$ 13,747 net effect with considerations to loan principal and transfers.

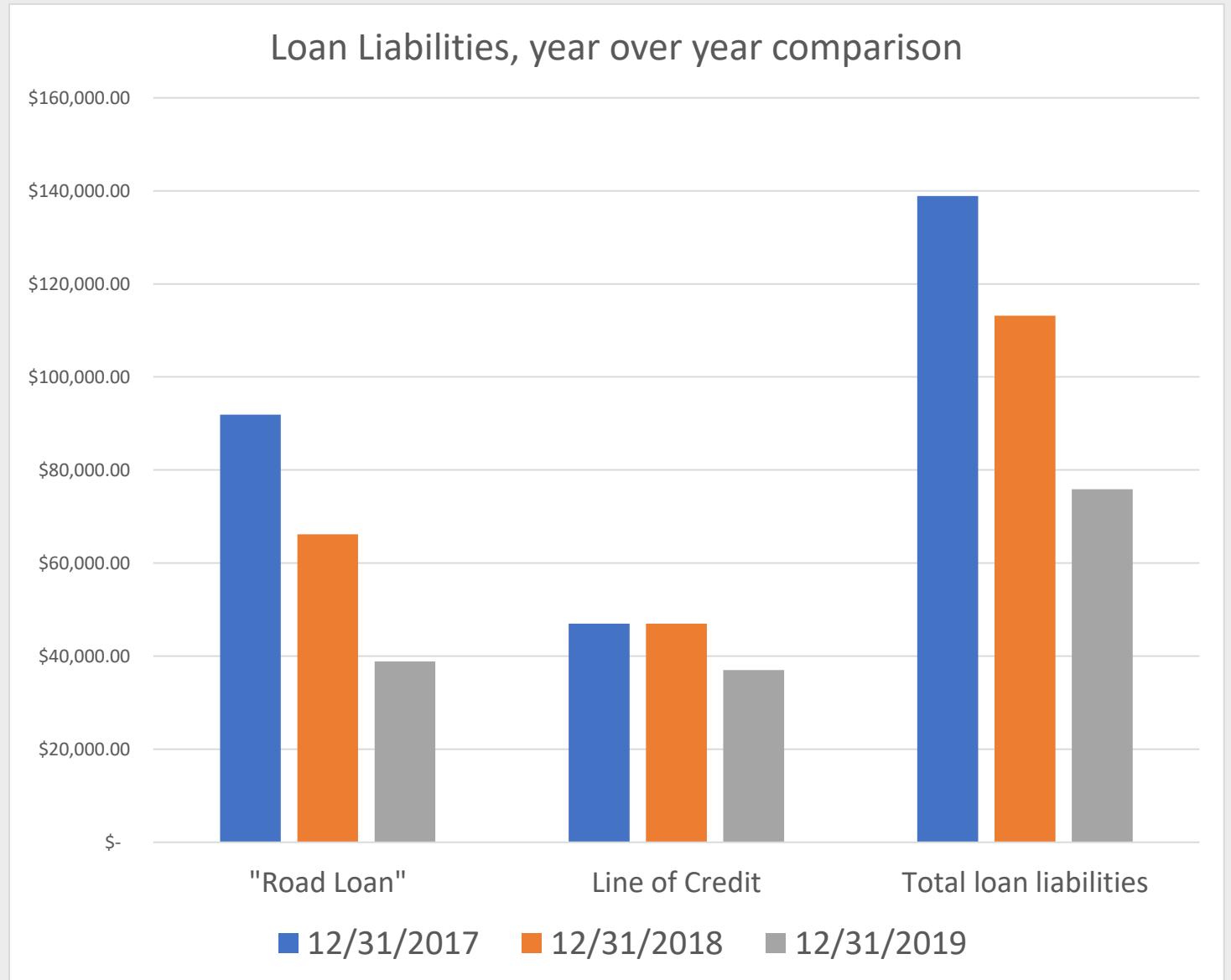
Year to year fiscal improvements:

Cash assets have grown
from 2017-19.



Year to year
fiscal
improvements:

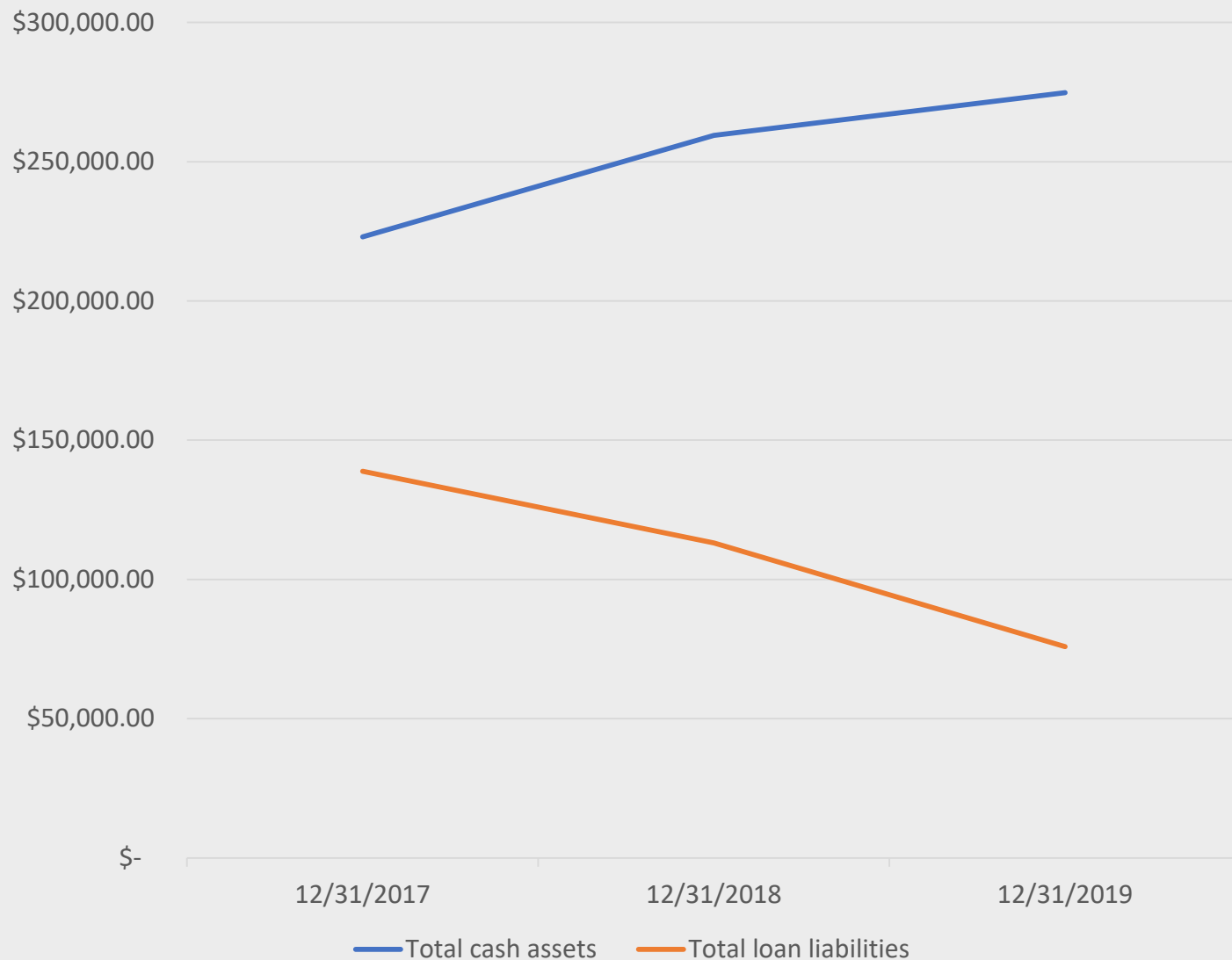
Loan liabilities have
decreased.



Year to year
fiscal
improvements:

Increased Cash Assets
Decreased Liabilities

Total Cash Assets vs Total Loan Liabilities



What can you
do to help?

Volunteer.
Be involved.



- Be a member of WLLA
- Attend events
- Join a committee
- Run for the board of directors
- Run for an executive office
 - President
 - Vice President
 - Secretary
 - Treasurer

Our success or failure as a self-managed community depends on it!