

MHP ADVISORY BOARD AGENDA

Date: Thursday May 12th

Time: 6 PM

Location: LNSMHP Clubhouse

Call to Order: 6 p.m.

Pledge of Allegiance

Roll Call

Approval of Minutes: April 14th 2022

Approval of Agenda

Public Comments

Board Comments

Business:

- Chief of Police Update on fence.
- Playground Update
- Project Updates
- General Update Information

Close:

- Next Meeting Date: June 9th, 2022 at 6pm
- Public Comment
- Board Comment
- Adjournment

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LEXINGTON

PERIOD ENDING 04/30/2022

GL NUMBER	DESCRIPTION	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	YTD BALANCE 04/30/2022		ACTIVITY FOR MONTH 04/30/22 INCR (DECR)	AVAILABLE BALANCE		% BDGT USED
				NORM (ABNORM)	NORM (ABNORM)		NORM (ABNORM)	ABNORM	
Fund 595 - LEX MOBILE HOME PARK									
Revenues									
Dept 000									
595-000-520.000	MHPK RENT REVENUE	708,500.00	708,500.00	592,395.92		59,357.64	116,104.08	83.61	
595-000-525.000	MHPK WATER REVENUE	63,775.00	63,775.00	53,364.36		5,345.76	10,410.64	83.68	
595-000-530.000	MHPK SEWER REVENUE	44,098.00	44,098.00	36,898.33		3,696.28	7,199.67	83.67	
595-000-535.000	MHPK RUBBISH REVENUE	27,312.00	27,312.00	22,853.27		2,289.32	4,458.73	83.67	
595-000-662.000	PENALTIES-LATE FEES	0.00	0.00	2,100.00		175.00	(2,100.00)	100.00	
595-000-665.000	INTEREST EARNED	0.00	0.00	18.59		0.00	(18.59)	100.00	
595-000-671.500	MISC ACCT OF REVENUE	1,000.00	1,000.00	1,309.58		0.00	(309.58)	130.96	
595-000-671.595	Hall Rental MHP	200.00	200.00	685.00		80.00	(485.00)	342.50	
Total Dept 000		844,885.00	844,885.00	709,625.05		70,944.00	135,259.95	83.99	
TOTAL REVENUES		844,885.00	844,885.00	709,625.05		70,944.00	135,259.95	83.99	
Expenditures									
Dept 595 - MOBILE HOME PARK									
ADMINISTRATIVE REIMBURSEMENT									
595-595-699.940	TR PARK MANAGER/CLERICAL	41,069.00	41,069.00	34,224.20		3,422.42	6,844.80	83.33	
595-595-702.400	MHP MANAGER	7,725.00	3,225.00	1,741.07		50.04	1,483.93	53.99	
595-595-702.420	MHP MANAGER OVERTIME	30,000.00	30,000.00	19,574.39		1,310.19	10,425.61	65.25	
595-595-702.425	DPW WAGES	0.00	100.00	103.27		0.00	(3.27)	103.27	
595-595-703.600	DPW WAGES	8,000.00	15,000.00	11,426.14		548.47	3,573.86	76.17	
595-595-704.100	MATCH - SOCIAL SECURITY	3,743.00	3,743.00	2,512.54		146.02	1,230.46	67.13	
595-595-704.200	BLUE CROSS	50,000.00	27,698.00	20,095.54		1,325.73	7,602.46	72.55	
595-595-704.201	OPEB EXPENSE	8,750.00	8,750.00	0.00		0.00	8,750.00	0.00	
595-595-704.250	RETIRES HEALTH INSURANCE	6,620.00	6,620.00	2,570.70		233.70	4,049.30	38.83	
595-595-704.300	LIFE INSURANCE	500.00	500.00	353.04		44.15	146.96	70.61	
595-595-704.400	PENSION	1,700.00	1,700.00	2,051.84		187.74	(351.84)	120.70	
595-595-704.401	AXA EQUITABLE MATCH	2,800.00	2,800.00	1,964.53		147.74	835.47	70.16	
595-595-704.500	MICH EMP SEC COM	340.00	340.00	261.49		0.00	78.51	76.91	
595-595-704.550	WORKERS COMP INSURANCE	2,398.00	2,398.00	2,481.54		0.00	(83.54)	103.48	
595-595-727.000	POSTAGE	600.00	600.00	749.90		0.00	(149.90)	124.98	
595-595-728.000	COMPUTER-HARDWARE-SOFTWARE	0.00	675.00	673.47		0.00	1.53	99.77	
595-595-740.000	SUPPLIES	2,500.00	4,000.00	4,891.77		536.63	(891.77)	122.29	
595-595-740.700	DPW EQUIPMENT	11,548.00	5,969.00	4,019.13		183.10	1,949.87	67.33	
595-595-746.000	LOT PADS	25,000.00	25,000.00	12,707.50		0.00	12,292.50	50.83	
595-595-770.000	RUBBISH EXPENDITURES	33,000.00	33,000.00	29,383.97		3,055.36	3,616.03	89.04	
595-595-801.000	ELECTRIC-DETROIT EDISON	2,500.00	2,500.00	1,614.18		170.01	885.82	64.57	
595-595-802.000	HEAT-SEMCO ENERGY	1,100.00	1,100.00	1,256.13		206.20	(156.13)	114.19	
595-595-803.000	PHONE	3,200.00	3,200.00	2,877.79		291.25	322.21	89.93	
595-595-805.000	ADVERT/PUBLICATIONS	600.00	600.00	1,158.65		0.00	(558.65)	193.11	
595-595-810.000	MEMBERSHIP/DUES	0.00	0.00	846.00		0.00	(846.00)	100.00	
595-595-811.000	LEGAL	7,000.00	7,000.00	560.00		0.00	6,440.00	8.00	
595-595-814.000	TRAFFIC / STREET LIGHTS	2,025.00	2,025.00	1,512.00		168.00	513.00	74.67	
595-595-816.000	ENGINEERING FEES	0.00	0.00	1,500.00		1,500.00	(1,500.00)	100.00	
595-595-820.000	CONTRACTED SERVICES	12,000.00	12,000.00	14,718.50		657.00	(2,718.50)	122.65	
595-595-822.000	IMPROVEMENT	3,000.00	3,000.00	237.96		87.96	2,762.04	7.93	
595-595-824.500	EQUIPMENT	0.00	0.00	127.81		40.40	(127.81)	100.00	
595-595-829.000	TRAILER PARK - TAXES	38,000.00	38,000.00	36,163.41		0.00	1,836.59	95.17	
595-595-910.000	LIABILITY INSURANCE	450.00	450.00	277.25		(62.19)	172.75	61.61	
595-595-952.000	MHP-CITIZENS LOAN PRINCIPAL	60,351.00	60,351.00	60,350.57		0.00	0.43	100.00	
595-595-952.500	MHP-CITIZENS LOAN INTEREST	7,923.00	7,923.00	4,653.29		0.00	3,269.71	58.73	
595-595-971.000	CAPITAL OUTLAY	20,000.00	20,000.00	0.00		0.00	20,000.00	0.00	
595-595-973.100	WATER-UTILITIES	60,000.00	60,000.00	54,108.83		4,681.34	5,891.17	90.18	
595-595-973.200	SEWER-UTILITIES	43,000.00	43,000.00	39,091.08		3,373.72	3,908.92	90.91	

PERIOD ENDING 04/30/2022

GL NUMBER	DESCRIPTION	2021-22	2021-22	YTD BALANCE 04/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 04/30/22 INCR (DECR)	AVAILABLE BALANCE		% BDGT USED	
		ORIGINAL BUDGET	AMENDED BUDGET			NORM	(ABNORM)		
Fund 595 - LEX MOBILE HOME PARK									
Expenditures									
595-595-999.000	TRANS TO OTHER FUNDS	181,998.00	181,998.00	180,100.00	18,010.00		1,898.00	98.96	
Total Dept 595 - MOBILE HOME PARK									
		679,440.00	656,334.00	552,939.48	40,314.98		103,394.52	84.25	
TOTAL EXPENDITURES									
		679,440.00	656,334.00	552,939.48	40,314.98		103,394.52	84.25	
Fund 595 - LEX MOBILE HOME PARK:									
TOTAL REVENUES									
		844,885.00	844,885.00	709,625.05	70,944.00		135,259.95	83.99	
TOTAL EXPENDITURES									
		679,440.00	656,334.00	552,939.48	40,314.98		103,394.52	84.25	
NET OF REVENUES & EXPENDITURES									
		165,445.00	188,551.00	156,685.57	30,629.02		31,865.43	83.10	

Fund 595 LEX MOBILE HOME PARK

GL Number	Description	Balance
*** Assets ***		
595-000-001.800	INVESTMENT-CADRE	53,029.52
595-000-002.000	EASTERN MICHIGAN BANK	1,166,001.67
595-000-015.000	ACCOUNTS RECEIVABLE	3,562.49
595-000-015.700	ACCT REC. LATE FEES PENALTIES	1,698.09
595-000-025.000	MHP WATER RENT RECEIVABLE	(8,410.10)
595-000-030.000	ACCRUAL DEPRECIATION	2,823,128.82
595-000-030.150	BUILDINGS	51,238.42
595-000-030.300	DEFERRED OUTFLOW	1,619.00
595-000-031.000	DEFERRED OUTFLOWS	1,054.00
595-000-035.000	MHP RUBBISH REVENUE RECEIVABLE	(95.80)
595-000-036.000	MHP SEWER REVENUE RECEIVABLE	447.70
595-000-123.000	PREPAID EXPENSES	314.11
595-000-144.000	EQUIPMENT	9,846.73
595-000-264.000	ACCUMULATED DEPRECIATION	(1,809,745.49)
Total Assets		2,293,689.16
*** Liabilities ***		
595-000-204.700	TENANT DEPOSIT	44,243.21
595-000-204.725	TENANT DEPOSIT MAIL BOX KEYS	1,010.00
595-000-205.000	OPEB OBLIGATION	17,512.00
595-000-205.600	NET PENSION LIABILITY	17,438.00
595-000-251.000	ACCRUED INTEREST PAYABLE	544.95
595-000-260.000	ACCRUED VACATION LEAVE PAYABLE	10,024.45
595-000-300.400	CITIZENS FIRST NOTE PAYABLE	120,701.40
595-000-300.500	DEFERRED INFLOWS	1,524.00
595-000-300.501	DEFERRED INFLOWS OPEB	1,474.00
Total Liabilities		214,472.01
*** Fund Balance ***		
595-000-390.000	FUND BALANCE ACCOUNT	1,871,899.01
595-000-395.000	RETAINED EARNINGS	50,632.57
Total Fund Balance		1,922,531.58
Beginning Fund Balance		1,922,531.58
Net of Revenues VS Expenditures		156,685.57
Ending Fund Balance		2,079,217.15
Total Liabilities And Fund Balance		2,293,689.16

TRANSACTIONS FROM 04/01/2022 TO 04/30/2022

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 595 LEX MOBILE HOME PARK							
04/01/2022			595-595-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		30,801.78
04/29/2022	GJ	JE	ADMIN. REIMBURSEMENT APRIL 2022	2287	3,422.42		34,224.20
04/30/2022			595-595-699.940	END BALANCE	3,422.42	0.00	34,224.20
04/01/2022			595-595-702.400 TR PARK MANAGER/CLERICAL		BEG. BALANCE		1,691.03
04/27/2022	PR	CHK	SUMMARY PR 04/27/2022		50.04		1,741.07
04/30/2022			595-595-702.400	END BALANCE	50.04	0.00	1,741.07
04/01/2022			595-595-702.420 MHP MANAGER		BEG. BALANCE		18,264.20
04/06/2022	PR	CHK	SUMMARY PR 04/06/2022		374.34		18,638.54
04/13/2022	PR	CHK	SUMMARY PR 04/13/2022		264.24		18,902.78
04/20/2022	PR	CHK	SUMMARY PR 04/20/2022		352.32		19,255.10
04/27/2022	PR	CHK	SUMMARY PR 04/27/2022		319.29		19,574.39
04/30/2022			595-595-702.420	END BALANCE	1,310.19	0.00	19,574.39
04/01/2022			595-595-702.425 MHP MANAGER OVERTIME		BEG. BALANCE		103.27
04/30/2022			595-595-702.425	END BALANCE	0.00	0.00	103.27
04/01/2022			595-595-703.600 DPW WAGES		BEG. BALANCE		10,877.67
04/06/2022	PR	CHK	SUMMARY PR 04/06/2022		70.58		10,948.25
04/13/2022	PR	CHK	SUMMARY PR 04/13/2022		207.57		11,155.82
04/20/2022	PR	CHK	SUMMARY PR 04/20/2022		209.59		11,365.41
04/27/2022	PR	CHK	SUMMARY PR 04/27/2022		60.73		11,426.14
04/30/2022			595-595-703.600	END BALANCE	548.47	0.00	11,426.14
04/01/2022			595-595-704.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		2,366.52
04/06/2022	PR	CHK	SUMMARY PR 04/06/2022		34.03		2,400.55
04/13/2022	PR	CHK	SUMMARY PR 04/13/2022		36.09		2,436.64
04/20/2022	PR	CHK	SUMMARY PR 04/20/2022		42.99		2,479.63
04/27/2022	PR	CHK	SUMMARY PR 04/27/2022		32.91		2,512.54
04/30/2022			595-595-704.100	END BALANCE	146.02	0.00	2,512.54
04/01/2022			595-595-704.200 BLUE CROSS		BEG. BALANCE		18,769.81
04/29/2022	AP	INV	INSURANCE 2022	JUNE 2022	1,201.83		19,971.64
04/29/2022	AP	INV	UNION INS. AP 2022	UNION IN. AP 202	123.90		20,095.54
04/30/2022			595-595-704.200	END BALANCE	1,325.73	0.00	20,095.54
04/01/2022			595-595-704.250 RETIREES HEALTH INSURANCE		BEG. BALANCE		2,337.00
04/29/2022	AP	INV	RETIREE IN. MAY 2022	RETIREE IN. MAY 2	233.70		2,570.70
04/30/2022			595-595-704.250	END BALANCE	233.70	0.00	2,570.70
04/01/2022			595-595-704.300 LIFE INSURANCE		BEG. BALANCE		308.89
04/13/2022	AP	INV	LIFE INS. APR 2022	35861284307	44.15		353.04
04/30/2022			595-595-704.300	END BALANCE	44.15	0.00	353.04
04/01/2022			595-595-704.400 PENSION		BEG. BALANCE		1,864.10
04/13/2022	PR	CHK	SUMMARY PR 04/13/2022		97.42		1,961.52
04/20/2022	PR	CHK	SUMMARY PR 04/20/2022		90.32		2,051.84
04/30/2022			595-595-704.400	END BALANCE	187.74	0.00	2,051.84
04/01/2022			595-595-704.401 AXA EQUITABLE MATCH		BEG. BALANCE		1,816.79
04/06/2022	PR	CHK	SUMMARY PR 04/06/2022		40.04		1,856.83
04/13/2022	PR	CHK	SUMMARY PR 04/13/2022		29.39		1,886.22
04/20/2022	PR	CHK	SUMMARY PR 04/20/2022		40.03		1,926.25
04/27/2022	PR	CHK	SUMMARY PR 04/27/2022		38.28		1,964.53
04/30/2022			595-595-704.401	END BALANCE	147.74	0.00	1,964.53
04/01/2022			595-595-704.500 MICH EMP SEC COM		BEG. BALANCE		261.49
04/30/2022			595-595-704.500	END BALANCE	0.00	0.00	261.49
04/01/2022			595-595-704.550 WORKERS COMP INSURANCE		BEG. BALANCE		2,481.54
04/30/2022			595-595-704.550	END BALANCE	0.00	0.00	2,481.54
04/01/2022			595-595-727.000 POSTAGE		BEG. BALANCE		749.90
04/30/2022			595-595-727.000	END BALANCE	0.00	0.00	749.90
04/01/2022			595-595-728.000 COMPUTER-HARDWARE-SOFTWARE		BEG. BALANCE		673.47
04/30/2022			595-595-728.000	END BALANCE	0.00	0.00	673.47
04/01/2022			595-595-740.000 SUPPLIES		BEG. BALANCE		4,355.14
04/06/2022	AP	INV	EGLE CERT, EGO TRAININGF250 BOX CAR	8136 DUE 4-22-22	30.83		4,385.97
04/06/2022	AP	INV	EGLE CERT, EGO TRAININGF250 BOX CAR	8136 DUE 4-22-22	45.04		4,431.01
04/06/2022	AP	INV	EGLE CERT, EGO TRAININGF250 BOX CAR	8136 DUE 4-22-22	333.33		4,764.34
04/06/2022	AP	INV	DDA BENCH, WTP MHP DPW SEWER SUPPLY	STMT. 192 MRC 20	127.43		4,891.77
04/30/2022			595-595-740.000	END BALANCE	536.63	0.00	4,891.77

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 04/01/2022 TO 04/30/2022

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
04/01/2022			595-595-740.700 DPW EQUIPMENT		BEG. BALANCE		3,836.03
04/29/2022	GJ	JE	APRIL 2022 DPW EQUIP	2291	183.10		4,019.13
04/30/2022			595-595-740.700	END BALANCE	183.10	0.00	4,019.13
04/01/2022			595-595-746.000 LOT PADS		BEG. BALANCE		12,707.50
04/30/2022			595-595-746.000	END BALANCE	0.00	0.00	12,707.50
04/01/2022			595-595-770.000 RUBBISH EXPENDITURES		BEG. BALANCE		26,328.61
04/29/2022	AP	INV	WATER SEWER RUBBISH	UTILITY BILL	3,055.36		29,383.97
04/30/2022			595-595-770.000	END BALANCE	3,055.36	0.00	29,383.97
04/01/2022			595-595-801.000 ELECTRIC-DETROIT EDISON		BEG. BALANCE		1,444.17
04/13/2022	AP	INV	MULTI FUNDS ELECTRIC	DUE AP 4-28-22	170.01		1,614.18
04/30/2022			595-595-801.000	END BALANCE	170.01	0.00	1,614.18
04/01/2022			595-595-802.000 HEAT-SEMCO ENERGY		BEG. BALANCE		1,049.93
04/29/2022	AP	INV	HEAT /GAS MULTI FUNDS	DUE 5/10/22	206.20		1,256.13
04/30/2022			595-595-802.000	END BALANCE	206.20	0.00	1,256.13
04/01/2022			595-595-803.000 PHONE		BEG. BALANCE		2,586.54
04/07/2022	AP	INV	CELL PHONES	300141181 AP 2022	72.37		2,658.91
04/29/2022	AP	INV	MHP INTERNET	10020175-5 AP 28	52.95		2,711.86
04/29/2022	AP	INV	LAND LINES	1126861	165.93		2,877.79
04/29/2022	AP	VOID	Void Invoice 1126861 EAST MI BK	1126861		165.93	2,711.86
04/29/2022	AP	INV	LAND LINES	1126861	165.93		2,877.79
04/30/2022			595-595-803.000	END BALANCE	457.18	165.93	2,877.79
04/01/2022			595-595-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		1,158.65
04/30/2022			595-595-805.000	END BALANCE	0.00	0.00	1,158.65
04/01/2022			595-595-810.000 MEMBERSHIP/DUES		BEG. BALANCE		846.00
04/30/2022			595-595-810.000	END BALANCE	0.00	0.00	846.00
04/01/2022			595-595-811.000 LEGAL		BEG. BALANCE		560.00
04/30/2022			595-595-811.000	END BALANCE	0.00	0.00	560.00
04/01/2022			595-595-814.000 TRAFFIC / STREET LIGHTS		BEG. BALANCE		1,344.00
04/06/2022	AP	INV	STREET LIGHTS MAY 2022	910040652729 MAY	168.00		1,512.00
04/30/2022			595-595-814.000	END BALANCE	168.00	0.00	1,512.00
04/01/2022			595-595-816.000 ENGINEERING FEES		BEG. BALANCE		0.00
04/13/2022	AP	INV	MHP BLUFF RFP DEVELOPMENT	22016	1,500.00		1,500.00
04/30/2022			595-595-816.000	END BALANCE	1,500.00	0.00	1,500.00
04/01/2022			595-595-820.000 CONTRACTED SERVICES		BEG. BALANCE		14,061.50
04/06/2022	AP	INV	MHP MTG 3-22-22	MHP 3-22-22	35.00		14,096.50
04/13/2022	AP	INV	CREDIT CHECKS	17349	72.00		14,168.50
04/29/2022	AP	INV	INSTALL LIGHTS FRONT AND BACK OF CLU	402546	550.00		14,718.50
04/30/2022			595-595-820.000	END BALANCE	657.00	0.00	14,718.50
04/01/2022			595-595-822.000 IMPROVEMENT		BEG. BALANCE		150.00
04/06/2022	AP	INV	EGLE CERT, EGO TRAININGF250 BOX CAR	8136 DUE 4-22-22	87.96		237.96
04/30/2022			595-595-822.000	END BALANCE	87.96	0.00	237.96
04/01/2022			595-595-824.500 EQUIPMENT		BEG. BALANCE		87.41
04/06/2022	AP	INV	POSTAGE MACHINE RENTAL	3315471712	40.40		127.81
04/30/2022			595-595-824.500	END BALANCE	40.40	0.00	127.81
04/01/2022			595-595-829.000 TRAILER PARK - TAXES		BEG. BALANCE		36,163.41
04/30/2022			595-595-829.000	END BALANCE	0.00	0.00	36,163.41
04/01/2022			595-595-910.000 LIABILITY INSURANCE		BEG. BALANCE		339.44
04/15/2022	CR	RCPT	MISC ACCOUNT OF REVENUE 04/15/2022			62.19	277.25
04/30/2022			595-595-910.000	END BALANCE	0.00	62.19	277.25
04/01/2022			595-595-952.000 MHP-CITIZENS LOAN PRINCIPAL		BEG. BALANCE		60,350.57
04/30/2022			595-595-952.000	END BALANCE	0.00	0.00	60,350.57
04/01/2022			595-595-952.500 MHP-CITIZENS LOAN INTEREST		BEG. BALANCE		4,653.29
04/30/2022			595-595-952.500	END BALANCE	0.00	0.00	4,653.29
04/01/2022			595-595-973.100 WATER-UTILITIES		BEG. BALANCE		49,427.49
04/29/2022	AP	INV	WATER SEWER RUBBISH	UTILITY BILL	4,681.34		54,108.83

05/03/2022 09:06 AM

User: SHELLY

DB: Village Of Lexington

GL ACTIVITY REPORT FOR VILLAGE OF LEXINGTON

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TRANSACTIONS FROM 04/01/2022 TO 04/30/2022

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
595-595-973.100 WATER-UTILITIES					(Continued)		
04/30/2022			595-595-973.100	END BALANCE	4,681.34	0.00	54,108.83
595-595-973.200 SEWER-UTILITIES					BEG. BALANCE		35,717.36
04/01/2022							
04/29/2022	AP	INV	WATER SEWER RUBBISH	UTILITY BILL	3,373.72		39,091.08
04/30/2022			595-595-973.200	END BALANCE	3,373.72	0.00	39,091.08
595-595-999.000 TRANS TO OTHER FUNDS					BEG. BALANCE		162,090.00
04/01/2022							
04/29/2022	GJ	JE	MHP ALLOCATION APRIL 2022	2286	18,010.00		180,100.00
04/30/2022			595-595-999.000	END BALANCE	18,010.00	0.00	180,100.00
TOTAL FOR FUND 595 LEX MOBILE HOME PARK					40,543.10	228.12	552,939.48

**LEXINGTON NORTH SHORES MOBILE HOME PARK
ADVISORY BOARD MEETING MINUTES
4/14/2022 - CLUBHOUSE**

DRAFT

CALL TO ORDER: By Chairperson Judi Resk at 6:00 PM

ROLL CALL:

Present: Judi Resk, Kathy DeCoster, Peggy Moran, Ed Jarosz, Tracy Zysk
David Zielinski

Absent: No one

Others: Allie Sutton, Larry and Joanne Adams, Kristen Kaatz, several residents, and
Judy Vandewarker, Recorder

PLEDGE OF ALLEGIANCE TO THE FLAG: Members and audience

APPROVAL OF MINUTES: Minutes of the meeting of 3/22/2022 were approved after three corrections were made, on a motion by Jarosz, seconded by DeCoster, and carried with all ayes.

APPROVAL OF AGENDA: The agenda was approved as presented, on a motion by DeCoster, seconded by Zysk, and carried with all ayes.

PUBLIC COMMENT: None

BOARD COMMENT: None

BUSINESS

Fence - DeKoster made a motion, supported by Moran, and carried with all ayes, to have Resk ask the Chief of Police about having a safety study done on exiting the park at the South entrance.

Playground Equipment

Resk said she's waiting to hear about possible discounts from Lowes and WalMart. It would be preferred to be able to buy a piece now and add on to it later. Also we have 3 bids on 3 different groupings, and have limited room for the equipment. Jarosz suggested Resk work with Sutton to get the information needed for Council consideration.

PROJECT Update

- Lights have been installed and are working by the mailroom door.
 - The new security lights are also working.
 - Jerry is willing to try using "Wet & Forget" in place of power-washing.
 - Jarosz suggested using "Vipe" to get rid of spiders.
 - The Trex for steps may be price prohibitive.
 - Jerry would appreciate help from the Sheriff's work crew.
 - The Mobi-mat would also be expensive, but may be a part of a larger project.
- Jarosz suggested Resk make a presentation to Council on it.

Welcome new Board Member Dave Zielinski

PUBLIC COMMENT: None

BOARD COMMENT:

- DeKoster asked about having dirt available for spring planting.
- The entrance light needs to be replaced.
- More waste cans are needed.

ADJOURNMENT: Meeting was adjourned at 6:45 PM on a motion by Jarosz, seconded by DeCoster, and carried with all ayes.

Next Meeting: 6:00 PM Thursday, May 12, 2022, in the Club House.

Respectfully submitted:
Judy Vandewarker, Recorder

4/15/2022

Projects May 2022	Target Date for Completion
Power washing for Clubhouse and Fence	Spring 2022 Spoke with DPW they will handle.
Possible replacement Windows in the Clubhouse On hold for time being.	Spring 2022
Security Lights on Exterior of Clubhouse Lights have been completed as of 04-05-2022.	The electrical and lights have been approved and should be installed shortly. Lights were COMPLETED as 04/05/2022
Painting Stairways DPW will get these done, as weather permits	Spring 2022
Walkway down by the pathway on the beach. Brochure and looking into cost factor.	Availability and Cost factor. Spring 2022 Discussing with Village Manager
Playground equipment.	Working on Grants, along with asking Council for money from the Capital Improvement Monies. Waiting on quotes from 2 other Companies.

Chief of Police advised that we could get a study done (at a cost to us) but there have been no accidents or any type of incident at this time. He did send over the Michigan Rule for Stopping at Stop Signs which is attached for your information.

Spoke with two of the companies regarding buying equipment in stages and both of them advised that the equipment changes so much that it was not really advised upon.

The DPW is checking on the trash cans, the dirt that was by the south side for residents use, the Light in the island has been repaired and there was a sensor that was burned out on Binkley Street near Lot 50 it has been repaired.

Michigan Stop Sign Laws

When you come to a stop sign, you are obligated to come to a complete stop. You need to stop before entering the crosswalk or intersection. Though often overlooked, ensuring that you stop BEFORE the crosswalk significantly reduces your likelihood of a pedestrian-car accident. Here's what the Michigan Vehicle Code (Section 257.649) says about stop signs:

(6) Stop signs. Except when directed to proceed by a police officer, the driver of a vehicle approaching a stop intersection indicated by a stop sign shall stop before entering the crosswalk on the near side of the intersection, or if there is not a crosswalk shall stop at a clearly marked stop line; or if there is not a crosswalk or a clearly marked stop line, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway. After having stopped, the driver shall yield the right of way to a vehicle which has entered the intersection from another highway or which is approaching so closely on the highway as to constitute an immediate hazard during the time when the driver would be moving across or within the intersection.

The Focus - Our Tax E-Newsletter

IRS Clarifies Capital Improvement vs Repair Expense?

By: Thomas R. Tartaglia, CPA

You may often find yourself asking the question "How do I distinguish a capital purchase from a repair expense"? There has been much debate and controversy not to mention a number of court cases regarding whether, or to what extent, the amounts paid to restore or improve property are capital expenditures or deductible ordinary and necessary repair and maintenance expenses. Well, on December 23, 2011 the IRS provided guidance to help us answer this question by issuing temporary and proposed regulations (T.D 9564; REG-168745-03). These regulations are effective on January 1, 2012 and provide some "bright-line" tests to clarify what is capital as opposed to what would be considered a repair and routine maintenance.

General Principle of Capitalization:

The IRS indicates what constitutes a real property capital improvement as follows:

- Fixing a defect or design flaw
- Creating an addition, physical enlargement or expansion
- Creating an increase in capacity, productivity or efficiency
- Rebuilding property after the end of its economic useful life
- Replacing a major component or structural part of the property
- Adapting property to a new or different use

The proposed regulations require capitalization of amounts paid to acquire, produce or improve tangible real and personal property including amounts paid

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produce, or improve tangible real and personal property, including amounts paid to facilitate (closing costs) the acquisition of tangible property. Amounts paid to repair and main property and equipment are deductible if those amounts are not required to be capitalized under §1.263(a)-3, which states in part that any amounts paid for permanent improvements or betterments made to increase the value of such property must be capitalized. Under the proposed regulations these improvement standards are applied to the building itself and individually to its structural components such as heating and ventilation, plumbing, electrical, fire protection and security systems and escalators and elevators. Also the new regulations will allow the dispositions of component parts of a building resulting in the recognition of a gain or loss upon the retirement of such component.

The proposed regulation also provides a "safe harbor" for routine maintenance. It indicates that recurring activities (inspection, cleaning, testing, replacing parts, and so on) that are expected to be performed as a result of the use of property to keep the property in its ordinarily operating condition aren't capital improvements. The activity is considered routine if, at the time the property was placed in service, the taxpayer reasonably expected to perform the activity more than once during the property's life.

The following table summarizes many of the factual considerations used by the courts. These factors, although not exhaustive, should be considered in your analysis to distinguish between capital expenditures and deductible repairs.

Capital	Repair
Improvements that "put" property in a better operating condition	Improvements that "keep" property in efficient operating condition
Restores the property to a "like new" condition	Restores the property to its previous condition
Addition of new or replacement components or material sub-components to property	Protects the underlying property through routine maintenance
Addition of upgrades or modifications to property	Incidental Repair to property
Enhances the value of the property in the	

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nature of a betterment

Extends the useful life of the property

Improves the efficiency of the property

Improves the quality of the property

Increases the strength of the property

Increases the capacity of the property

Ameliorates a material condition or defect

Adapts the property to a new use

Plan of Rehabilitation Doctrine

The new regulations also address amounts paid to acquire or produce tangible property under §1.263(a)-2T, this section contains a de minimis rule. Under the proposed de minimis rule, a taxpayer is not required to capitalize amounts paid for the acquisition or production (including any amounts paid to facilitate the acquisition or production) of a unit of property if:

1. The taxpayer had an applicable financial statement (AFS) as defined in the regulation;
2. The taxpayer had, at the beginning of the taxable year, written accounting procedures treating as an expense for non-tax purposes the amounts paid for property costing less than a certain dollar amount;
3. The taxpayer treated the amounts paid during the taxable year as an expense on its AFS in accordance with its written accounting procedures; and
4. The total aggregate of amounts paid and not capitalized for the taxable year under this provision did not distort the taxpayer's income for the taxable year (the "no distortion requirement"). The aggregate of amounts paid and not capitalized must be less than or equal to the greater of 0.1% of the taxpayer's gross receipts for the taxable year or 2.0% of the taxpayer's total AFS depreciation and amortization for the taxable year.

These temporary and proposed regulations are very complex and must be applied using individual facts and circumstances. Please contact the tax professionals at Dermody, Burke and Brown CPAs with any questions you may have. **SEND US A MESSAGE**