

Cape Cod Village Club, Inc.

Treasurer's Annual Report – 2014

The following items are enclosed:

1. Financial Summary as of December 31, 2014 and Budget for 2015.
2. Financial Summary Comments.
3. Dock Space Request - 2015. (Please complete form and return to Dockmaster, Ted Hodecker).
4. Member Address List. (Please provide updates, if any, to Karen Spano).

Assessments for 2015 are:

- Q 1 \$550.00 Due January 2
- Q 2 \$550.00 Due April 1
- Q 3 \$550.00 Due July 1
- Second Boat Charge \$400.00 Due July 1
- Q 4 \$550.00 Due October 1

Please note assessment due dates on your calendar. An assessment is overdue if not received within 30 days of the due date. A ten percent penalty is assessed when payment is not received before the overdue date. Please let me know if you cannot make payment by the overdue date.

Please make checks payable to Cape Cod Village Club, Inc. and mail to me at:
74 Westwood Road
Fairfield, CT 06825

During the summer, you can hand-deliver checks to me at 32 Bayberry Lane or mail to my CT address.

JC Bambach, Treasurer

January 14, 2015

CC via E-Mail:

Anderson, Babson(Brownlee), Bambach, Best, Borrello(Murphy), Brattlof, M. Brown, T. Brown, Close, Bette Coleman, Conway, Dougherty, Feldman, Ginty, Graham, Grasso-Lubeck, Hartl, Haynes, Hmelovsky, Hodecker, Imhoff, Keis, Korot, Lincoln, Manley, McEwan, Ragot, Rizza, Stanford, Zahm.

CC via U.S. Mail:

Megow

Cape Cod Village Club, Inc.

Financial Summary - Dec. 31, 2014 Actual and 2015 Budget

	2015	2014		2013	2012	2011
	Budget	Actual	Budget	Actual	Actual	Actual
Receipts						
Regular Assessments	\$ 58,425	\$ 58,425	\$ 58,425	\$ 58,425	\$ 58,425	\$ 52,275
Second Boat Charges	1,200	1,200	1,200	1,200	1,600	800
Special Assessments:						
Dedicated Dock Fund	-	-	-	15,500	7,750	7,750
Capital Improvement Fund	7,750	7,750	7,750	-	-	-
Donations - Hague Firehouse	1,550	1,550	1,550	1,550	1,550	1,550
Prior Year Assessments in Arrears	-	-	-	-	-	1,250
Voluntary Contributions	-	400	-	605	700	460
Misc. Receipts	25	72	25	226	244	390
Total Receipts	\$ 68,950	\$ 69,397	\$ 68,950	\$ 77,506	\$ 70,269	\$ 64,475
Disbursements						
Belden Property Services - Contract	\$ 37,600	\$ 36,510	\$ 36,000	\$ 35,628	\$ 34,473	\$ 33,637
Real Estate Taxes	3,200	1,715	3,200	1,675	1,618	1,568
Insurance Premiums	4,000	3,878	4,000	3,889	3,735	3,846
Electricity	750	689	1,000	710	715	1,172
Capital Improvement	3,000	8,400	4,500	234	-	1,000
Buildings & Grounds	4,000	4,607	4,000	7,694	8,288	10,252
Water Supply	1,500	1,881	1,500	984	773	2,516
Docks - New	-	-	-	29,063	6,000	-
Docks - All Other	5,500	3,680	6,000	2,610	6,639	5,210
Donations - Hague Firehouse	1,550	1,550	1,900	1,900	1,888	1,913
Donations - Other	500	689	500	550	1,180	350
Legal Expense	2,000	2,164	4,000	910	1,275	-
Misc. Expenses	500	480	500	414	372	383
Total Disbursements	\$ 64,100	\$ 66,243	\$ 67,100	\$ 86,261	\$ 66,956	\$ 61,847
Cash Balance January 1	\$ 14,626	\$ 11,472	\$ 11,472	\$ 20,227	\$ 16,914	\$ 26,723
Total Receipts Greater Than (Less Than) Total Disbursements	4,850	3,154	1,850	(8,755)	3,313	2,628
Year 2011 Dues Rec'd. in 2010	-	-	-	-	-	(12,437)
Cash Balance December 31	\$ 19,476	\$ 14,626	\$ 13,322	\$ 11,472	\$ 20,227	\$ 16,914
Dedicated Dock Fund	\$ -	\$ -	\$ -	\$ -	\$ 13,562	\$ 10,592
Capital Improvement Fund	4,100	(650)	3,250	-	-	-
Other Cash Accounts	15,376	15,276	13,322	11,472	6,665	6,322
Cash Balance December 31	\$ 19,476	\$ 14,626	\$ 13,322	\$ 11,472	\$ 20,227	\$ 16,914

Cape Cod Village Club, Inc.
Financial Summary Comments
December 31, 2014

- ❖ All assessments are paid in full through December 31, 2014. A history of annual assessments and special assessments is available. Please let me know if you would like a copy. Assessments for the year 2014, excluding the second boat charge of \$400.00 totaled \$2,200.00 per member. Budget for 2015 reflects the same amounts.
- ❖ Ongoing annual assessments 2004 through 2013 have included \$250.00 per member which was deposited in the CCVC Dedicated Dock Fund and used specifically for new docks. At the August 31, 2013 meeting, members approved continuing the annual \$250.00 per member assessment for deposit to a new Capital Improvement Fund account dedicated for possible Clubhouse renovation and other capital improvement projects.
- ❖ Members' \$50.00 contributions, total \$1,550, in 2014 to the Hague Fire Department were disbursed to the fire department in December. Members have agreed to contribute \$50.00 each per year, 2001 through 2015, via CCVC. At its August 23, 2014 meeting, the Board unanimously approved this annual \$1,550 limit to Fire Department contributions, effective January 1, 2014.
- ❖ The Board appreciates and encourages members' voluntary contributions and contributions in lieu of volunteer CCVC work. Monetary contributions totaled \$400.00 in 2014 - Best - \$200.00 and Borrello - \$200.00. Additional contributions during 2014 included beach chairs from Grasso-Lubeck, party refreshments and perennial flowering plants from Keis and shade trees from Stanford. A sincere "thank you" from the Board for these generous contributions.
- ❖ Special thanks to the many members who prepay the entire annual assessment in January of each year and also to the many members who prepay bi-annually. This is an excellent cash flow boost for CCVC, and in addition, greatly simplifies the Treasurer's record keeping.
- ❖ Dock crew reimbursement totaled \$1,600.00 for the year 2014. (\$1,800.00 in 2013). Eleven member families, (five at \$200.00 each and six at \$100.00) were reimbursed. Maximum annual reimbursement to participating Club member families is \$200.00 per family.
- ❖ At its May 29, 2011 meeting, the Board unanimously approved an annual charge of \$400.00 for members' second boat slips effective in 2011. Three members reserved second boat slips in 2014. Wave runners are not considered second boats.
- ❖ Overall, total actual 2014 expenses were approximately \$900.00 less than the budgeted total, Capital Improvement costs exceeded budget by \$3,900 offset by less actual costs than budgeted for Real Estate Taxes - \$1,500, Dock expenses - \$2,300, Legal costs - \$1,800 and all other costs, net.
- ❖ Except for Capital Improvement, Buildings and Grounds, Water Supply and Docks, expenses are generally ongoing and for the most part, fixed. The major expenses in 2014 for these cost categories are listed as follows.

- ❖ Capital Improvement. Two capital projects were completed in 2014. The required Rip Rap project by the main docks cost \$2,555. The necessary replaced water line at the western side of Route 9 N providing Club water to Best and now vacant lots cost \$5,845. Budget for 2014 included \$4,500 for capital improvement. Total actual costs of \$8,400 exceeded total 2014 related dedicated assessments of \$7,750 by \$650.00.
- ❖ Buildings and Grounds. Total 2014 costs of \$4,607 include \$1,293 for tree removal, \$1,008 for Clubhouse stabilization, \$630 for Town of Hague annual sewer charges, \$428 for removal of leaves, \$288 for Clubhouse Variance request and fire inspection and \$265 for two Dori Pole sets used to help keep the geese away.
- ❖ Water Supply. 2014 expenses include \$1,253 for water line repair and \$367 for water filters. Water tests for the year cost \$261.
- ❖ Docks. Total costs of \$3,680 for the year include \$1,600 for dock crew reimbursement as discussed above, \$1,125 payment to the LGPC for annual wharf registration, \$246 for dock parts and supplies and \$709 for outside labor assisting the dock crew.
- ❖ At the August 31, 2013 meeting, members approved an additional \$5,000 for legal fees relating to the Ragot subdivision. This is in addition to the \$3,000 previously approved. Legal expense for the project aggregates \$4,350 through December 31, 2014. Budget for 2015 includes a further \$2,000 of anticipated expenses.
- ❖ CCVC payments, including the maintenance contract, to Belden Property Services, LLC totaled \$45,318 in 2014 compared to \$40,063 in 2013 and \$40,693 in 2012. The annual contract covers the period July 1 thru June 30. The current contract, July 1, 2014 thru June 30, 2015, total \$37,020, increased from \$36,000 for the prior twelve month period. A history of contract increases and copies of the contract are available.
- ❖ Total cash balance of \$14,626 at December 31, 2014, per CCVC records, agrees with or is reconciled to bank statement balances. Bank accounts are now maintained at Chase Bank. Mike Rizza, CCVC President and JC Bambach, Treasurer, have signing authority.
- ❖ Mike Rizza reviewed the CCVC books and records, including bank statements, for the years 2012, 2011 and 2010. Mike reported to the President and the Board of Directors that the accounts and records were maintained in good order. Mike is currently reviewing the records for 2013 and will soon review 2014 accounts. Thanks Mike for completing this important review. Prior years' records (2003 thru 2009) have also been reviewed at the end of each year by a Club Officer.
- ❖ Members' comments and questions relating to CCVC financial matters are always welcome. If you need any additional financial details, please let me know.

JC Bambach, Treasurer (...and Mike Conway who did all the work!! Thanks, Mike!)

JCB/MJC January 9, 2014

Cape Cod Village Club, Inc.

Dock Space Request - 2015

Member name _____

Boat length _____ feet. Reminder: Boat length limit is 22 feet

Your dock location in 2014 _____

Do you prefer this location for 2015? Yes ___ No ___ If No, what location do you prefer? ___

Do you need a second slip for a guest, renter or a second boat?

Yes ___ No ___ If yes, boat length _____ feet.

From date _____ To date _____ Whole season _____

Boat Owner's Name _____

If you have a 16 foot or smaller trailered boat and want to launch it from the Club launch you must be listed on the HOA launch agreement and only use the boat in Lake George.

Do you wish to be listed in the HOA launch agreement? Yes ___ No ___

Make and Model _____ Length _____ Year _____ Color _____

State Registration # or Hull # (if not registered) _____

If you plan to rent, have a guest or family member with a boat, or have a second boat, you must request a second slip. If you don't request a second slip or one is not available you will have to remove your boat so that your guest or renter can use your slip. If a second slip is needed during the season you must notify the Dockmaster directly so he can best accommodate all members. Please do not put a boat in a slip just because the slip appears to be available. It might be assigned to another member who has not yet arrived.

Spare slips will be assigned by the Dockmaster on a first come first serve basis. Second or spare slips will be assigned on a weekly basis only. They will be assigned after Memorial Day weekend once all primary slips have been assigned. (In 2014 we had 26 deep water slips with 19 members' primary boats and three members' second boats).

Please note that dock space is assigned based on membership seniority with boat size, safety and usage also considered. Exceptions may not be possible. Wave runners cannot occupy deep water dock spaces.

Whips are required on North Beach and Point docks. You are responsible for damage to docks if you do not use whips. (You must provide your own whips).

**** For information only:** Do you own a wave runner? Yes ___ No ___ How many ? ___

Do you leave your wave runner(s) in the water when you are at the lake? Yes ___ No ___

Do you leave your wave runner(s) in the water when you are not at the lake? Yes ___ No ___

Do you have an in-the-water wave runner rack? Yes ___ No ___ How many ? ___

Please use designated launch ramps. Do not launch from beach areas.

If you need a dock space for 2015, please return this completed form to Dockmaster, Ted Hodecker (13 Western View Terrace, Rensselaer, NY 12144 or JTHHod@aol.com). If you do not return the form by May 1, 2015, the Dockmaster will assume you will not require a dock space for 2015.

Signature _____ Date _____

Cape Cod Village Club, Inc.

Address List

September 2014

<u>Member</u>		<u>Address</u>	<u>Phone Number</u>	
Anderson, Jennifer & Chuck	CCVC Home E-Mail	35 Bayberry Lane, P.O. Box 592, Hague, NY 12836 137 West Annandale Road, Falls Church, VA 22046 <u>Jennifer_Anderson@verizon.net</u>	518 543 6002 703 237 2593	Cell
Babson, Barbara	CCVC Home E-Mail	26 Bayberry Lane, Hague, NY 12836 11 Belmonte Lane, Clifton Park, NY 12065 - 5725 <u>Lynn Brownlee: lvyccottage52@aol.com</u>	518 543 8890 518 371 5571	
Bambach, JC & Lee Ann	CCVC Home E-Mail	32 Bayberry Lane, Hague, NY 12836 74 Westwood Road, Fairfield, CT 06825 <u>jcbambach@yahoo.com</u>	518 543 5272 203 345 1026	
Best, Claire & Don (W. Best & K. Spano) (as of 09/02/2012)	CCVC Home E-Mail	8843 Lake Shore Drive, Hague, NY 12836 CCVC Resident <u>cbest12836@yahoo.com</u> <u>kbspano@yahoo.com</u>	518 543 6765	
Borrello, Dennis	CCVC Home E-Mail	3 Cranberry Lane, Hague, NY 12836 521 Main Street, New Paltz, NY 12561 <u>Terry Murphy: TerryM@Ultra-Seal.com</u>	518 543 8056 845 255 2490	
Brattlof, Muriel	CCVC Home E-Mail	53 Bayberry Lane, Hague, NY 12836 14 West Pine Drive, Park Ridge, NJ 07656 <u>MBratt03@verizon.net</u>	518 543 6397 201 391 4602	
Brown, Tom	CCVC Home E-Mail	4 Anchor Way, P.O. Box 711, Hague, NY 12836 17 Painted Point Road, Phippsburg, ME 04562 <u>thomas-a.brown@gdbiw.com</u>	518 543 8844 207 389 9993	
Brown, Marylou	CCVC Home E-Mail	17 Anchor Way, Hague, NY 12836 102 South Avenue, Garden City, NY 11530 <u>Marylou@AntidoteSolutions.com</u>	518 543 6110 516 873 1875	
Close, Margaret & Charles	CCVC Home E-Mail	3 Anchor Way, Hague, NY 12836 52 Sheldon Drive, Mechanicville, NY 12118 - 3442 <u>cclose1@nycap.rr.com</u>	518 543 6987 518 664 7468	
Coleman, Bette	CCVC Home E-Mail	15 Bayberry Lane, P.O. Box 504, Hague, NY 12836 CCVC Resident <u>LGLady722@yahoo.com</u>	518 543 6004	
Conway, Maureen & Mike	CCVC Home E-Mail	41 Bayberry Lane, P.O. Box 642, Hague, NY 12836 8 Julianne Court, Freehold, NJ 07728 - 9253 <u>MiMaConway@aol.com</u>	732 915 6657 732 363 6673	Cell
Dougherty, Pat & George	CCVC Home E-Mail	4 Cranberry Lane, P.O. Box 712, Hague, NY 12836 345 Ardenwood Drive, Englewood, FL 34223 <u>patqdough@gmail.com</u> <u>qadough@gmail.com</u>	518 543 5206 941 323 2834	Cell
Feldman, Kathy & Phil	CCVC Home E-Mail	13 Bayberry Lane, P.O. Box 787, Hague, NY 12836 341 Covered Bridge Road, Cherry Hill, NJ 08034 <u>pfeldman26@gmail.com</u>	518 543 6551 856 429 4335	

Cape Cod Village Club, Inc.

Address List

September 2014

<u>Member</u>	<u>Address</u>	<u>Phone Number</u>
Ginty, Jane & Dan	CCVC 2 Cranberry Lane, Hague, NY 12836 Home 1155 Victor Lane, Ft. Washington, PA 19034 E-Mail jginty@jmeyer.com dqinty@jmeyer.com	518 543 6452 215 699 7003
Graham, Marjie & Dick	CCVC 34 Bayberry Lane, P.O. Box 759, Hague, NY 12836 Home 11 Driftwood Court, Asheville, NC 28805 E-Mail mmgtwinsX2@juno.com	518 543 6992 828 298 5722
Grasso-Lubeck, Carol Lubeck, John	CCVC 9 Anchor Way, Hague, NY 12836 Home 810 River Renaissance, East Rutherford, NJ 07073 E-Mail CarLub@msn.com	518 543 6340 973 777 9459
Hartl, Helen & Walter	CCVC 19 Bayberry Lane, P.O. Box 656, Hague, NY 12836 Home 507 Homeview Drive, Oswego, IL 60543 E-Mail helhart@yahoo.com	518 543 8850 630 551 7048
Haynes, Patti & Rick	CCVC 20 Anchor Way, Hague, NY 12836 Home P.O. Box 528, Moretown, VT 05660 E-Mail Patti.haynes@gmail.com rhaynes@gmavt.net	802 777 7072 Cell 802 496 2220
Hmelovsky, Nancy & Mike	CCVC 8 Anchor Way, Hague, NY 12836 Home 86 Carriage Way, Windsor, CT 06095 E-Mail mwhmelov@yahoo.com nwhelovsky@yahoo.com	518 543 6738 860 688 6770
Hodecker, Carol & Ted	CCVC 47 Bayberry Lane, Hague, NY 12836 Home 13 Western View Terrace, Rensselaer, NY 12144 E-Mail JTHHod@aol.com	518 543 6080 518 283 6231
Imhoff, Carol & Harry	CCVC 57 Bayberry Lane, Hague, NY 12836 Home 226 Emily Drive, Park Ridge, NJ 07656 E-Mail Imhoffhc@aol.com	518 543 6382 201 391 3558
Keis, Barbara	CCVC 42 Bayberry Lane, P.O. Box 521, Hague, NY 12836 Home 2 J Lennox Street, Clifton Park, NY 12065 E-Mail JKeis001@nycap.rr.com	518 543 0598 518 371 8471
Korot, Judith & Allan	CCVC Buttner Lane, Hague, NY 12836 Home 63 Blind Rock Road, Queensbury, NY 12804 E-Mail akorot@adelphia.net KorotJ@yahoo.com	518 543 6889 518 793 5416
Lincoln, Todd & Jeffrey O'Neil, Sue	CCVC 5 Bayberry Lane, Hague, NY 12836 Home 99 Glen Avenue, P O Box 1813, North Adams, MA 01247 E-Mail Suzieo29@yahoo.com	518 543 3016 413 822 5067 Cell-Todd
Manley, Barbara	CCVC 11 Anchor Way, Hague, NY 12836 Home 246 Nicholas Drive, Lancaster, MA 01523 E-Mail BManley47@yahoo.com manley1706@verizon.net	518 543 6726 978 365 3617
McEwan, Jennifer & John	CCVC 10 Anchor Way, Hague, NY 12836 Home 120 River Hills Road, Lot 2 Austin, TX 78733 E-Mail johncmcewan@gmail.com	518 543 6209 512 773 8035 Cell

Cape Cod Village Club, Inc.

Address List

September 2014

<u>Member</u>		<u>Address</u>	<u>Phone Number</u>			
Megow, Linda & Lou	CCVC Home E-Mail	11 Bayberry Lane, P.O. Box 584, Hague, NY 12836 CCVC Resident	518	543	6658	
Ragot, Mary-Lynn & Bob	CCVC Home E-Mail	Lake Shore Drive, Hague, NY 12836 38 Sparks Farm Road, Sparks, MD 21152 offshorebreak@comcast.net carrollrunsurgical@gmail.com	410	849	9737	Work
			410	340	7936	Cell
			855	266	1166	Fax
Rizza, Elizabeth & Mike	CCVC Home E-Mail	28 Bayberry Lane, Hague, NY 12836 13 Autumn Knoll, New Paltz, NY 12561 NPAuto@aol.com	518	543	6123	
			845	255	4147	
Stanford, George	CCVC Home E-Mail	7 Bayberry Lane, P.O. Box 517, Hague, NY 12836 CCVC Resident GSSonybrook@aol.com	518	543	6822	
Zahm, Pat & Norb	CCVC Home E-Mail	17 Bayberry Lane, P.O. Box 635, Hague, NY 12836 124 Waverly Circle, Hattiesburg, MS 39402 enzpmz@att.net	610	261	5138	
CCVC Contractor:						
Peter S. Belden	Office	125 Decker Hill Road, Hague, NY 12836	518	543	6504	
Belden Property Services, LLC	E-Mail	PeterBelden@yahoo.com				
	E-Mail	Beldenpropertyservices@yahoo.com				
		Emergency No.	518	586	2880	Cell
		Fax No.	518	543	6311	

Revised 9-30-14 KBS
CCVC Addresses K Spano 09/30/14