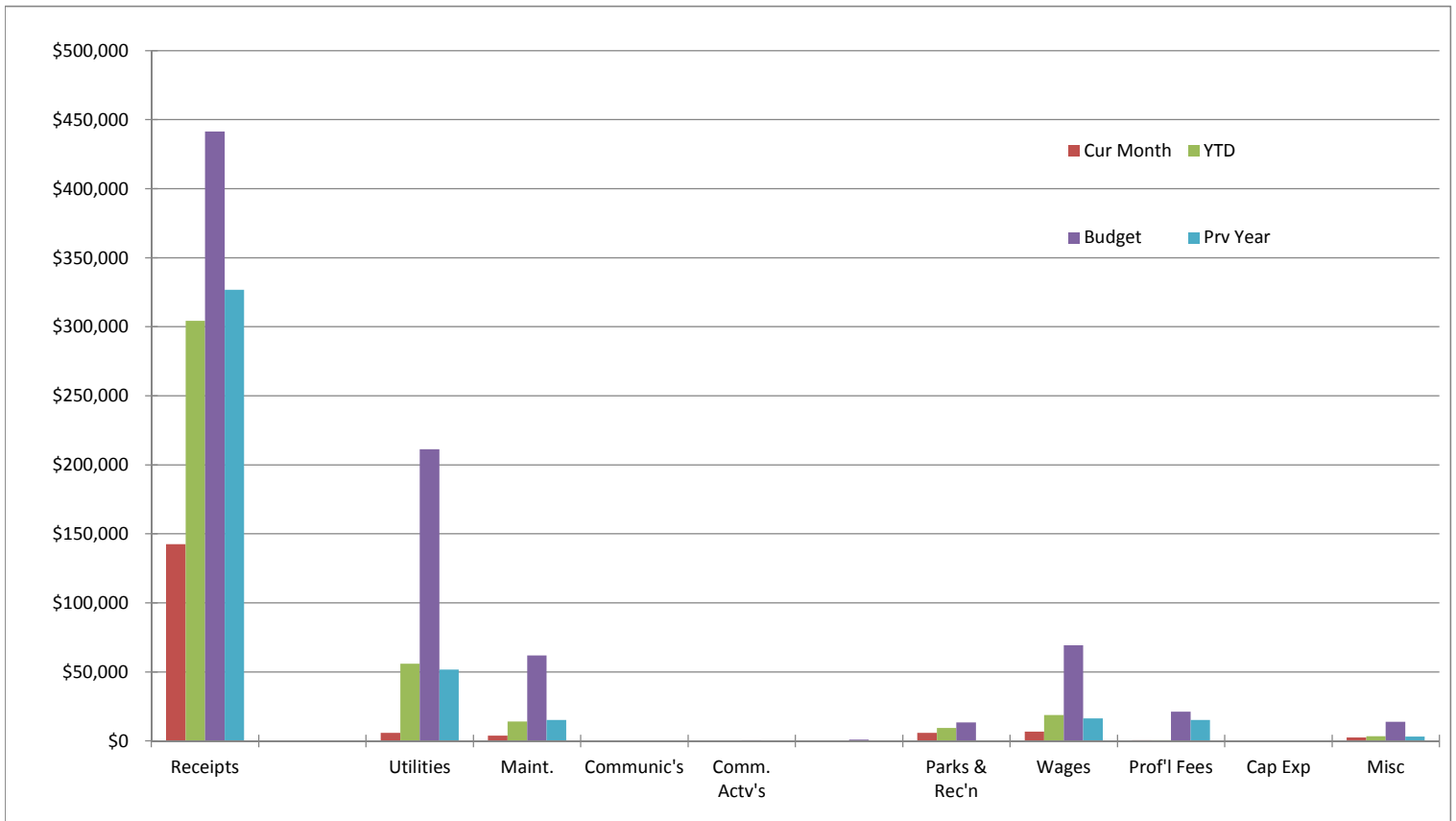


Mt. Gretna Campmeeting Association, Inc.
2019 General Fund Summary Report



March 2019

	<u>Cur. Mnth</u>		<u>Year to Date</u>		<u>Budget</u>	<u>Previous Year</u>		
	Actual	% of YTD	Actual	% of Bud.	Actual	Actual	\$ Change	%
Income								
Receipts	\$142,583	47%	\$304,368	69%	\$441,405	\$326,704	(\$22,335)	-7%
Disbursements								
Utilities	\$5,927	11%	\$55,872	26%	\$211,165	\$51,612	\$4,260	8%
Maintenance	\$3,794	27%	\$14,003	23%	\$62,000	\$15,204	(\$1,202)	-8%
Communications	\$0		\$0	0%	\$225	\$0	\$0	
Community Activities	\$0		\$0	0%	\$450	\$0	\$0	
Community Library	\$0		\$0	0%	\$1,000	\$0	\$0	
Parks & Recreation	\$5,826	61%	\$9,501	71%	\$13,400	\$0	\$9,501	
Personnel	\$6,744	36%	\$18,811	27%	\$69,156	\$16,233	\$2,577	16%
Professional Fees	\$540	100%	\$540	3%	\$21,100	\$15,075	(\$14,535)	-96%
Capital Expenses/Projects	\$0		\$0		\$0	\$0	\$0	
Miscellaneous	\$2,487	75%	\$3,298	24%	\$13,765	\$3,197	\$101	3%
Totals	\$25,319		\$102,025	26%	\$392,261	\$101,322	\$703	1%
Net Margin	\$117,264		\$202,343		\$49,144	\$225,382	(\$23,038)	-10%

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
January through March 2019

Ordinary Income/Expense	Mar 19	Jan - Mar 19	Budget	\$ Over Budget	% of Budget
Income					
Assessments					
Apartment	0.00	875.00	875.00	0.00	100.0%
Garage	460.00	2,990.00	3,220.00	-230.00	92.86%
Home					
Home Assessment Discounts	-2,695.00	-5,110.00	-5,800.00	690.00	88.1%
Home - Other	140,224.00	286,679.00			
Total Home	<u>137,529.00</u>	<u>281,569.00</u>	-5,800.00	287,369.00	-4,854.64%
Penalties	0.00	655.44	500.00	155.44	131.09%
Assessments - Other	0.00	0.00	420,000.00	-420,000.00	0.0%
Total Assessments	<u>137,989.00</u>	<u>286,089.44</u>	418,795.00	-132,705.56	68.31%
Rentals					
Garage					
Deposit	-50.00	10.00			
Garage Rental	2,296.67	12,190.00			
Garage - Other	0.00	0.00	12,720.00	-12,720.00	0.0%
Total Garage	<u>2,246.67</u>	<u>12,200.00</u>	12,720.00	-520.00	95.91%
Parking	0.00	1,728.00	2,112.00	-384.00	81.82%
Raised Bed Gardens					
Deposit	-60.00	-60.00			
Total Raised Bed Gardens	<u>-60.00</u>	<u>-60.00</u>			
Storage Sheds					
Deposits	0.00	0.00			
Shed Rental	1,949.33	3,726.66			
Storage Sheds - Other	0.00	0.00	4,128.00	-4,128.00	0.0%
Total Storage Sheds	<u>1,949.33</u>	<u>3,726.66</u>	4,128.00	-401.34	90.28%
Tabernacle	375.00	375.00	1,000.00	-625.00	37.5%
Total Rentals	<u>4,511.00</u>	<u>17,969.66</u>	19,960.00	-1,990.34	90.03%
Interest Income	82.93	209.14	150.00	59.14	139.43%

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
 January through March 2019

	<u>Mar 19</u>	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Miscellaneous Receipts					
Reimbursed Expenses					
Tabernacle Expense Reimbursemen	0.00	0.00	1,000.00	-1,000.00	0.0%
Reimbursed Expenses - Other	0.00	0.00	1,500.00	-1,500.00	0.0%
Total Reimbursed Expenses	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>-2,500.00</u>	<u>0.0%</u>
Total Miscellaneous Receipts	0.00	0.00	2,500.00	-2,500.00	0.0%
R&R Fines	0.00	100.00			
Total Income	<u>142,582.93</u>	<u>304,368.24</u>	<u>441,405.00</u>	<u>-137,036.76</u>	<u>68.95%</u>
Gross Profit	142,582.93	304,368.24	441,405.00	-137,036.76	68.95%

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through March 2019

		<u>Mar 19</u>	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Expense						
Utilities						
	Electric (Street Lights)	1,748.84	5,232.34	22,660.00	-17,427.66	23.09%
	Garbage	3,355.00	13,613.50	39,000.00	-25,386.50	34.91%
	Sewer	29.44	33,251.28	137,505.00	-104,253.72	24.18%
	Water	793.54	3,774.89	12,000.00	-8,225.11	31.46%
	Total Utilities	5,926.82	55,872.01	211,165.00	-155,292.99	26.46%
Maintenance						
	General Maintenance	0.00	334.50	8,000.00	-7,665.50	4.18%
	Garage Maintenance & Util's	40.92	159.73	2,000.00	-1,840.27	7.99%
	Library Building Maint. & Util's	173.63	263.27	1,000.00	-736.73	26.33%
	Paving	0.00	0.00	10,000.00	-10,000.00	0.0%
	Recreational Facilities Maint.	22.81	45.62	1,300.00	-1,254.38	3.51%
	Sewer/Water Line Maintenance	0.00	4,205.00	7,500.00	-3,295.00	56.07%
	Snow Removal	2,466.90	2,732.02	3,200.00	-467.98	85.38%
	Tabernacle Bldng Maint & Util's	505.66	573.10	3,000.00	-2,426.90	19.1%
	Tree Removal & Trimming	0.00	4,030.00	20,000.00	-15,970.00	20.15%
	Truck and Tractor Costs	584.33	1,323.51	6,000.00	-4,676.49	22.06%
	Water Line Maintenance	0.00	336.00			
	Total Maintenance	3,794.25	14,002.75	62,000.00	-47,997.25	22.59%
Communications						
	Newsletter	0.00	0.00	125.00	-125.00	0.0%
	Web-Site	0.00	0.00	100.00	-100.00	0.0%
	Total Communications	0.00	0.00	225.00	-225.00	0.0%
Community Activities						
	Picnic	0.00	0.00	400.00	-400.00	0.0%
	Community Activities - Other	0.00	0.00	50.00	-50.00	0.0%
	Total Community Activities	0.00	0.00	450.00	-450.00	0.0%
	Community Library	0.00	0.00	1,000.00	-1,000.00	0.0%
Parks & Recreation						
	Recreational Activities & Equip	0.00	0.00	100.00	-100.00	0.0%
	Tree Health/Maintenance	5,826.20	9,501.20	13,300.00	-3,798.80	71.44%
	Total Parks & Recreation	5,826.20	9,501.20	13,400.00	-3,898.80	70.9%

B&G Committee

Communications Committee

Activities Committee

Parks & Rec Committee

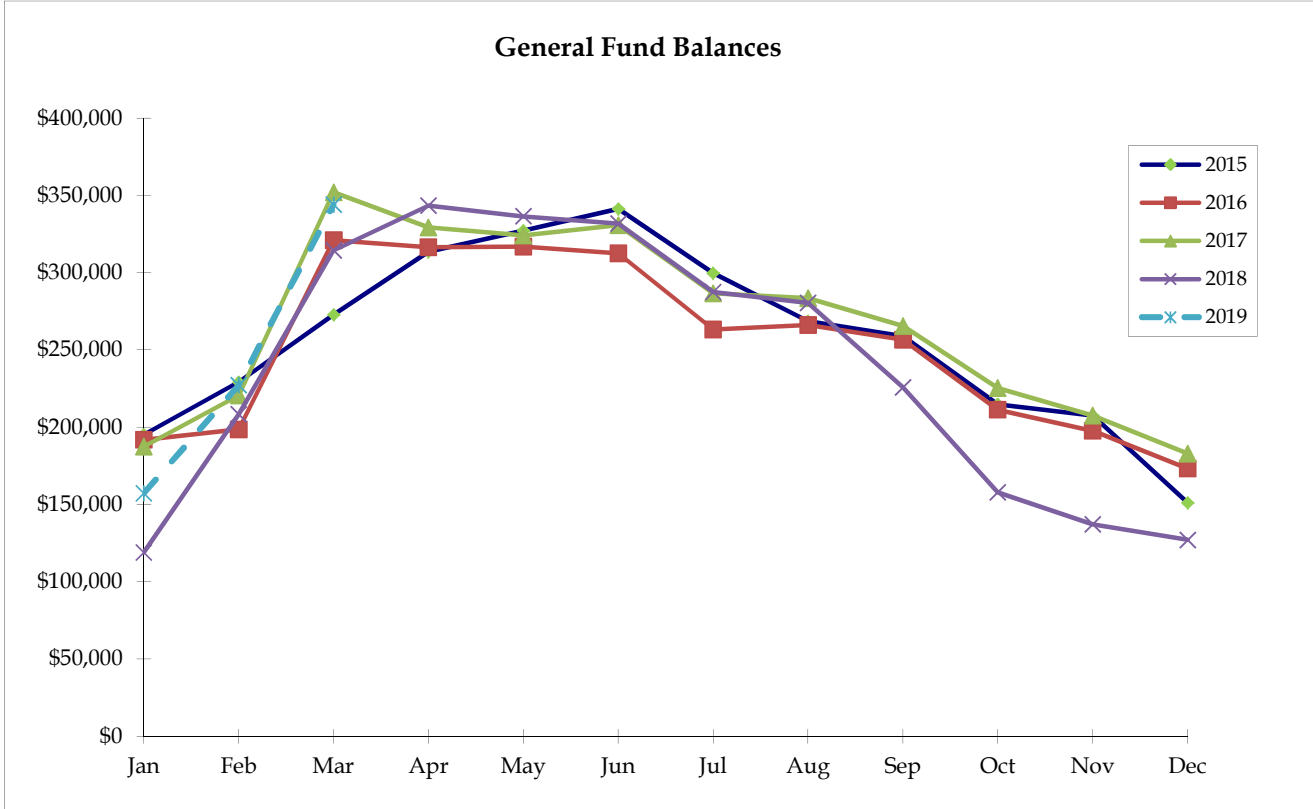
Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
January through March 2019

Executive Committee

	<u>Mar 19</u>	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Personnel					
Labor, sub-contracted	5,031.25	13,658.75	47,040.00	-33,381.25	29.04%
Employee Medical Exp Reimb	0.00	80.54	2,000.00	-1,919.46	4.03%
Employee Payroll Taxes	164.70	487.72	562.00	-74.28	86.78%
Gross Payroll	1,547.92	4,583.67	17,854.00	-13,270.33	25.67%
Payroll Expenses	0.00	0.00	1,700.00	-1,700.00	0.0%
Total Personnel	<u>6,743.87</u>	<u>18,810.68</u>	<u>69,156.00</u>	<u>-50,345.32</u>	<u>27.2%</u>
Professional Fees					
Accounting	0.00	0.00	2,900.00	-2,900.00	0.0%
Insurance	0.00	0.00	14,200.00	-14,200.00	0.0%
Legal Fees	540.00	540.00	4,000.00	-3,460.00	13.5%
Total Professional Fees	<u>540.00</u>	<u>540.00</u>	<u>21,100.00</u>	<u>-20,560.00</u>	<u>2.56%</u>
Miscellaneous					
Administrative costs					
Banking Costs	20.00	53.00	100.00	-47.00	53.0%
Computer	0.00	0.00	325.00	-325.00	0.0%
Office Equipment/Furnishings	0.00	0.00	500.00	-500.00	0.0%
Office Supplies	43.36	223.45	380.00	-156.55	58.8%
Postage and Delivery	0.00	188.55	900.00	-711.45	20.95%
Printing and Reproduction	1,015.00	1,055.27	1,500.00	-444.73	70.35%
Telephone	177.25	546.16	2,160.00	-1,613.84	25.29%
Total Administrative costs	<u>1,255.61</u>	<u>2,066.43</u>	<u>5,865.00</u>	<u>-3,798.57</u>	<u>35.23%</u>
Contributions - Note 2 Fin Comm	0.00	0.00	2,400.00	-2,400.00	0.0%
Property Taxes	1,231.76	1,231.76	5,500.00	-4,268.24	22.4%
Total Miscellaneous	<u>2,487.37</u>	<u>3,298.19</u>	<u>13,765.00</u>	<u>-10,466.81</u>	<u>23.96%</u>
Total Expense	<u>25,318.51</u>	<u>102,024.83</u>	<u>392,261.00</u>	<u>-290,236.17</u>	<u>26.01%</u>
Net Ordinary Income	117,264.42	202,343.41	49,144.00	153,199.41	411.74%

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
 January through March 2019

	<u>Mar 19</u>	<u>Jan - Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense					
Other Income					
Designated Funds					
Capital Project Fund	49.96	178.18			
Tree Maintenance Fund	1.02	3.33			
Total Designated Funds	<u>50.98</u>	<u>181.51</u>			
Restricted Funds					
Heritage Fest'I (Comm Act Comm)	1.05	3.40			
Marlin & Nancy Seiders Memorial	2.57	8.34			
Playground Fund (Recreatn Comm)	0.74	2.39			
Total Restricted Funds	<u>4.36</u>	<u>14.13</u>			
Total Other Income	<u>55.34</u>	<u>195.64</u>			
Net Other Income	<u>55.34</u>	<u>195.64</u>	<u>0.00</u>	<u>195.64</u>	<u>100.0%</u>
Net Income	<u><u>117,319.76</u></u>	<u><u>202,539.05</u></u>	<u><u>49,144.00</u></u>	<u><u>153,395.05</u></u>	<u><u>412.13%</u></u>



Restricted Fund Balances

Heritage Festival Fund	\$11,502
Marlin & Nancy Seiders Fund	\$23,890
Playground Improvement Fund	\$7,982

Designated Fund Balances

Capital Project Fund	\$108,579
Library Fund	\$6,817
Tree Maintenance Fund	\$11,142

Late & Delinquent Accounts

As of 31-Mar-19

	Prior Years	2019	Total
Property Assessments	\$2,541 (2)	\$0	\$2,541
Rentals	\$0	\$192	\$192
Misc.	\$0	\$0	\$0
			\$2,733

April Camp Meeting B&G Meeting

- Clean-ups of debris and sticks have been taking place weekly.
 - DEP Inspection went well. Small changes need to take place.
1. mesh had to be installed on overflow drains
 2. Martins Water Co. needs to make some small changes to their reporting procedures.
 3. Water testing of secondary sight on a weekly basis must be done(DRR Plan) Distribution Requirement Rule. (Tabernacle or church)
- Tabernacle was/will be our main focus to prep and get ready next week for events coming up. Washing down park benches, roof cleaning, prep beds for mulching ect...
 - Painting of stone parking lines and new paint on speed bumps will happen as well.
 - Community Clean-up day. 8am-12pm followed by refreshments. Bring rakes, blowers, wheel barrels, garbage bags or containers.
 - Ames Cleaning is on track for next week to start cleaning restrooms
 - Buzzard poop behind Tabernacle will be addressed this week or weekend.

During any storm that you see a tree laying on lines and endangering property or the safety of others (911 / Met Ed / Than Myself)



KATIE L. SUMMERS

E-MAIL:summers@kkallaw.com

April 3, 2019

Via Email and First Class Mail
Mt. Gretna Campmeeting Association
P.O. Box 428
Mt. Gretna, PA 17064-0428

Re: Proposed Rule on Rentals

Dear Board of Managers:

I am writing to you on behalf of a number of Members of the Mt. Gretna Campmeeting Association, Inc. (the "**Association**").

I was hired to provide "official" comments on the proposed rule on rentals. In preparation, I reviewed numerous statements that were drafted by the Members whom I represent, all of which are attached to this letter and many of which were sent to you directly. As I'm sure you will learn when reviewing the statements, you are tasked with representing a community full of concerned homeowners who took the time to read, digest, and respond to the proposed rule.

As an "outsider" who does not live in your community, I would never want my comments to be deemed any more "official" or important than those of your Members. For that reason, I am not submitting a redline version of the proposed rule, as I am confident that your Members have done a thorough job of drawing your attention to their concerns, notably –

1. Lack of transparency and confusion over why this rule is necessary, particularly when the 2018 MGCA Membership Survey showed that the majority of your Members are *not* concerned about rental properties, and the main concern that Members *do* have about rental properties is that renters understand the rules, a concern that could be mitigated without adopting such an onerous rule;
2. Arbitrary enforcement, including imposing fines against homeowners who rent when there is no accompanying provision imposing fines against homeowners who do not rent; and
3. Privacy concerns accompanying the posting of telephone numbers on the outside of people's homes.

There are many other concerns raised in the individual statements, and I trust that you will take the time to review all of the comments that were submitted.



Serving as the director of a nonprofit is no small feat, and I applaud your willingness to give up your time to serve in that capacity. As provided in the law, you all stand in a fiduciary relation to the Association and are required to perform your duties in good faith, in a manner that you reasonably believe to be in the best interests of the Association, and with such care, including reasonable inquiry, skill, and diligence, as a person of ordinary prudence would use under similar circumstances. In light of all of the comments that were submitted, there is no way that you can adequately digest and respond to all of the concerns that were raised and adopt the proposed rule in two weeks, or quite possibly ever.

You claim to have the power to force individuals to be Members of your Association, something no other nonprofit has the power to do. Indeed, some of your Members' deeds contain no mention of the Association at all. Regardless, your Members voluntarily pay their dues and abide by the Association's Rules and Regulations, but the proposed rule on rentals has crossed a line causing some Members to question your authority. Simply relying on history as the basis for the Association's power is not enough and, quite frankly, if you pass this rule without responding to and mitigating the legitimate concerns of your Members, you will be forced to respond to much bigger concerns.

From what I've learned in the short amount of time that I've been involved, you live in a truly unique community with dedicated homeowners who want to see your community continue to prosper and are hopeful that this dispute can be resolved amicably without resorting to legal measures. The first step in reaching that outcome is not adopting the proposed rule on April 16.

I can be reached at the telephone number or email address listed above if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie L. Summers', written over a horizontal line.

Katie L. Summers

KLS:169093.1

cc: Tom Harlan (via email)