

September 2019 - Manager's Report

STAFFING:

Several staff members left for school in August, so we are down to a minimal Fall crew. Many volunteers have worked hard on projects throughout the park such as wood splitting and wrapping, pressure washing Central Bath, painting, grounds clean-up and much more. We are all very appreciative of the volunteers' efforts.

- Marco has been notified that we are not renewing our original contract that ends in February 2020.
- Cintas will be notified that we will not renew with them. We currently use them for towels only. Greco is our new supplier of cleaning products and they do not require a contract.
- Collections of past-due member accounts is on-going. Phone calls are being made first, then reminder letters will be sent.
- Research is ongoing for a new phone system that will work with the fiber Voice Over IP that AT&T installed last season. The new trend is "cloud" phone systems that provide state-of-the-art technology for the same price we currently pay AT&T. (about \$100 per month).
- The Carlsville Business Association has decided to continue Carlsville Day without the parade. We discussed using the day as a music festival to draw more people.
- Condo owners were informed which sites needed attention with their numbering and improvements on those sites are currently under way.
- An Arborist has been called to assess the Ash Borer issue in the park. This is to ensure we have a sensible plan going forward with removal of the trees.
- Activity pool maintenance and repairs will commence the week of September 16. (painting and tile work).
- Seasonal members are being notified by letter of dues increase and deposit deadline for next seasons' dues.

Financials:

2019 YTD income dues:	\$537,812	2018 Fiscal income dues:	\$514,016
2019 YTD reservations/seas.sites:	\$582,068	2018 Fiscal reservations:	\$613,421
2019 YTD Total expense:	\$735,341	2018 Fiscal expense:	\$1,028,745
2019 Operating Acct. Balance YTD	\$482,311	2018 Operating Acct YTD:	\$103,254
(*note: 2018 Dues total included the seasonal sites)			

Professional Services:

- ~**Accounting** - Asher & Wood LLC
- ~Coverra - **insurance provider- includes workers comp.**
- ~West Bend – Employment Practices **insurance provider**
- ~Carrico Aquatics - **pool service/chemicals** provider.
- ~Camera Corner - **IT Company.**
- ~We are **members** of WACO (Wisconsin Association of Campground Owners).
- ~We are **members** of ARVC (National Association of RV Parks and Campgrounds).
- ~Harv's Electric - electrician needs.
- ~Pinkert Law Firm - **legal advice.**
- ~Holiday Wholesale - primary source for our **store inventory.**
- ~Green Bay 7-UP
- ~Associated Bank.
- ~**Jim's** - Rental golf carts
- ~Door County Co-op - propane **supplier.**
- ~Septic Maintenance - **septic hauling company.**
- ~DIRECTV- for **satellite TV**
- ~AT&T - telephone **and internet provider.**
- ~US Cellular - **cell phone** provider.
- ~**Camping clubs** we are affiliated with: Coast to Coast

Contracts:

- ~Advanced Disposal - **waste management** company. Contract ends January of 2022
- ~Cintas – **cleaning supplies** - blue cleaning towels. Contract ends April 2020
- ~Schopf dba S & B Farms – Contract ends 2020
- ~Reserve America – renews yearly
- ~Marco contract ends Feb. 2020

Long term Contracts:

Kids Directory Term 2015-2021 (Advertising) (Pending)