

Lake Walkill Community INC

2025 Budget Proposal

Budget Meeting
November 30, 2025

2024 Budget Summary

- Snow Plowing Settlement with Vernon (Budgeted)
- ~\$40K added income (Back Dues, Fees – Initiation, Transfer, Septic)
- ~\$35K added expenses (Backhoe repairs, Roads, Reserve Study, Dam Maint.)
- First year on PayHOA – successful
- First Year Septic Fee – 15 properties (net) paid fee
- Record number of property sales (Init & xfer Fees)
- Completed year 3 of 5 of Dam Loan repayment

Key Budget Topics -2025

- 2025 - Year 4 of 5 to repay Dam Loans to Members
- Continued Tree Assessment to remove dead Ash Trees
- New Legislation – Reserve Study & Funding in 2025
- Shrinking opportunity for income from Dues Arrears
- Minimal Kelly Law Reimbursement – Town Plowing

2024/2025 Income Statement

Lake Wallkill Community											
Income Statement - Actual to Budget											
	Sep-24				Estimate To Complete (ETC)			2025 Budget			
	Sept Month				ETC 2024	Proj 2024 YE	Variance	Preliminary Budget 2025	Versus 2024 Budget	Versus 2024 Actual	Comments
	Actual	Year-to-Date	Budget	Variance							
Income											
Application of Current Assets	0			0			0		0		
Capital Improvements	75	22,584	27,600	-5,016	200	22,784	-4,816	31,300	3,700	8,516	\$100 X 308 Improved + 5 Unimproved
Current Year Dues Paid Prior Period	0	55,092		55,092		55,092	55,092		0	-55,092	Prepaid Dues from 2023 for 2024
Dues - Back Years	400	47,996	34,911	13,085	3116.75	51,113	16,202	30,900	-4,011	-20,213	18 Wallkill \$22.5k + pay Plans\$8.4k
Dues - Current Year	5,711	278,815	299,200	-20,385	12,896	291,711	-7,489	354,200	55,000	62,489	1150 X 308
Kelly Law Income	0	118,377	118,376	1	750	119,127	-747	260	-118,116	-118,867	Street Lighting Only 2025
Dam Assessment	0	26,298	31,000	-4,702	200	26,498	-4,502	31,000	0	4,502	\$100 X308 Paying Members
Tree Removal Assessment	144	14,210	15,500	-1,290	240	14,450	-240	18,480			\$60 X 308 Paying Members
Total Miscellaneous Income	18,408	63,286	38,900	24,386	17,974	81,260	42,360	42,500	3,600	-38,760	
Total Income	24,738	626,658	565,487	62,461	35,377	662,035	96,548	508,640	-56,847	-153,395	
CAPITAL RESERVE CHARGE								46,200	\$150 X 308		*Total dues \$100 + \$1,150 = \$1,250 + Dam Assessment +\$ 100 + Tree Removal Assessment +\$60 + CAPITAL RESERVE CHARGE \$150 Total - \$1,560
Expenses											
Administration	11,917	124,443	148,927	-24,484	28,945	153,388	4,461	153,517	4,590	129	
General Operations	13,526	93,565	105,100	-11,535	30,509	124,074	18,974	107,200	2,100	-16,874	
Athletics (Swim)	1,000	1,000	1,000	0	0	1,000	0	1,000	0	0	
Beach and Swimming	1,761	16,297	17,000	-703	1,029	17,326	326	17,000	0	-326	Maintain 2024 budget amount
Building and Grounds	90	33,026	30,350	2,676	1,500	34,526	4,176	24,200	-6,150	-10,326	Tree Removals \$18,480K
Capital Improvement	0	30,319	30,000	319	0	30,319	319	31,300	1,300	981	Asphalt road work only
Dam Expenses	0	0	0	0	3,770	3,770	3,770				slab, Cosh, dam repair materials, Dam engr
Dam Loan Servicing	2,516	23,090	31,500	-8,410	8,410	31,500	0	31,500			2025 Year 4 of 5 to payback member loans
Lake	2,108	24,851	31,750	-6,899	110	24,961	-6,789	31,750	0	6,789	
Legal	750	4,255	7,500	-3,245	800	5,055	-2,445	5,000	-2,500	-55	
Regatta	0	1,176	2,500	-1,324	1,324	2,500	0	2,500	0	0	
Roads/Bridge	0	52,099	47,000	5,099	8,300	60,399	13,399	55,000	8,000	-5,399	\$8,300 strom repairs in Sept
Roads/Salt/Sand	0	0	0	0	280	280	280	0	0	-280	
Safety	0	4,731	9,000	-4,269	3,500	8,231	-769	9,000	0	769	
Sanitation	4,901	49,010	63,713	-14,703	14,703	63,713	0	58,812	-4,901	-4,901	
Truck Payment	0	16,572	16,600	-28		16,572	-28	0	-16,600	-16,572	
Water	322	5,356	6,000	-644	644	6,000	0	6,000	0	0	
Total Expenses	38,891	479,792	547,940	-68,148	103,824	583,615	35,675	533,779	-14,161	-49,836	
Net Operating Income	-14,153	146,867	17,547	130,610	-68,447	78,419	60,872	-25,139	-42,686	-103,558	

2024/2025 Expense Details

Lake Walkkill Community											
Budget Performance Sheet											
Sep-24				Estimate To Complete (ETC)				2025 Budget			
Sept Month								Preliminary Budget 2025	Versus 2024 Budget	Versus 2024 Actual	Comments
Actual	Year-To-Date	Budget	Variance	ETC 2024	Proj 2024 YE	Variance					
Income											
Administration Fee	425.00	1,390.00	1500.00	(110.00)	575.00	1,965	465	1500	0	-465	
Badges & Stickers	0.00	2,637.00	3100.00	(463.00)	20.00	2,657	-443	0	-3,100	-2,657	
Interest	0.09	3,351.57	1500.00	1,851.57	700.00	4,052	2,552	3000	1,500	-1,052	
Late Fees	1,308.00	6,687.99	1500.00	5,187.99	1,428.75	8,117	6,617	3500	2,000	-4,617	
Other Income	0.00	3,019.31	1000.00	2,019.31	4,000.00	7,019	6,019	1500	500	-5,519	\$4k sale of Sander & Plow Blade
Renter Fees	125.00	3,800.00	4000.00	(200.00)	50.00	3,850	-150	4000	0	150	
Clubhouse Rental Fees	300.00	2,500.00	1800.00	700.00	0.00	2,500	700	2500	700	0	
Transfer Fees	2,500.00	8,500.00	8000.00	500.00	3,500.00	12,000	4,000	8000	0	-4,000	
Initiation Fees	13,750.00	24,750.00	13000.00	11,750.00	7,000.00	31,750	18,750	15,000	2,000	-16,750	
Non-Pump Septic Fee/Credits	0.00	6650.00	3500.00	3150.00	700.00	7350.00	3850.00	3500.00		-3850.00	6 refunds = \$2,100 \$5,250 Net
Total Total Miscellaneous											
Income	\$ 18,408.09	\$ 63,285.87	\$ 38,900.00	\$ 24,385.87	\$ 17,973.75	81,260	42,360	\$ 42,500	\$ 3,600	\$ (38,760)	
Expenses											
Administration											
Accounting Fees	0.00	7,505.00	7000	505.00	1,265.00	8,770	1,770	7000	0	-1,770	carryover from 2023
Athletic Director	833.40	2,500.20	2500	0.20	0.00	2,500	0	2500	0	0	Full season day, half season eve>Min wage inc
Athletic Expense	0.00	0.00	150	(150.00)	0.00	0	-150	150	0	150	
Badge Checker	583.40	1,750.20	1750	0.20	0.00	1,750	0	1750	0	0	Increase in min wage
Bonus Manager	0.00	0.00	500	(500.00)	500.00	500	0	500	0	0	
Bonus Office Manager	0.00	0.00	300	(300.00)	300.00	300	0	300	0	0	
IRA Contribution (Manager)	0.00	1,000.00	1000	-	0.00	1,000	0	1000	0	0	
Health Insurance	2,267.04	20,453.18	25,028	(4,574.82)	4,574.82	25,028	0	27,028	2,000	2,000	Projected 2025 inc
Dental Benefit Manager	0.00	812.50	1,000	-	200.00	1,013	13	1,000	0	0	
Meeting Expenses	0.00	0.00	0	-	0.00	0	0	0	0	0	
Other Taxes	0.00	812.49	200	612.49	50.00	862	662	200	0	-662	
Payroll Taxes	815.98	9,065.13	10000	(934.87)	1,400.00	10,465	465	11000	1,000	535	
Salary Manager											2% Inc (Cola 2025 2.5%)
Salary Managers Help	1,302.00	19,451.50	20000	(548.50)	2,248.50	21,700	1,700	20000	0	-1,700	2024 Dam Work Labor
Salary Office Manager											2% Inc (Cola 2025 2.5%)
Total Administration	\$ 11,917.14	\$ 124,443.44	\$ 148,927	-\$ 24,296.06	\$ 28,944.58	153,388	4,461	\$ 153,517	\$ 4,590	\$ 129	
General Operations											
Bank Service Charges	0.00	210.00	200	10.00	0.00	210	10	200	0	-10	
Decals & Badges	0.00	3,578.25	2000	1,578.25	0.00	3,578	1,578	2000	0	-1,578	
Electric	617.36	3,794.85	5000	(1,205.15)	1,200.00	4,995	-5	5000	0	5	
Equipment Repair/Parts	537.50	13,327.12	7500	5,827.12	0.00	13,327	5,827	5000	-2,500	-8,327	2024 Tractor outrigger repairs
Insurance - Lake	8,061.11	44,274.11	65000	(20,725.89)	21,000.00	65,274	274	68000	3,000	2,726	Increase in insurance costs
Miscellaneous	3,362.29	9,827.59	5000	4,827.59	4,320.00	14,148	9,148	5000	0	-9,148	\$7k Kipcon Reserve Study
Postage & Office Supplies	39.64	3,138.76	2200	938.76	250.00	3,389	1,189	3000	800	-389	
Taxes - Real Estate	0.00	8,852.90	12000	(3,147.10)	2,939.19	11,792	-208	13000	1,000	1,208	New assessment challenged, expect similar tax
Telephone	148.47	1,335.54	2200	(864.46)	500.00	1,836	-364	2000	-200	164	Century Link phone + internet & Shawn Cell Phone
Vehicle Fuel	759.35	5,225.50	4000	1,225.50	300.00	5,526	1,526	4000	0	-1,526	
Total General Operations	\$ 13,525.72	\$ 93,564.62	\$ 105,100	-\$ 11,535.38	\$ 30,509.19	124,074	18,974	\$ 107,200	\$ 2,100	\$ (16,874)	
Min Wage 2025 = \$14.53 per hour Seasonal & Small Employer Rate											

Balance Sheet

Lake Walkill Community Balance Sheet As of September 30, 2024

2025 Pro Forma Balance Sheet

	Total		Community Funds	Comments
ASSETS				
Current Assets				
Bank Accounts				
CHASE CHECKING (1980)	140,069.29			
Chase CD's	128,567.49			
CHASE SAVINGS (1969)	5,640.78			
Total Bank Accounts	\$ 274,277.56	\$	274,278	Starting Bank Balance
Other Current Assets				
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Bench Escrow	211.25	\$	211	
Brick Escrow	3,120.21	\$	3,120	
Direct Deposit Payable	0.00	\$	0	
Due to Swim Team	5,073.53	\$	5,074	
Due to Teen Canteen	3,758.83	\$	3,759	
Due to Women's Committee	35,619.72	\$	35,620	
Golf Outing	3,547.32	\$	3,547	
Total Payroll Liabilities	2,318.57	\$	2,319	
Prepaid Dues	2,109.82	\$	2,110	
Total Other Current Liabilities	\$ 55,759.25	\$	55,759	Liabilites owed to committees
Total Current Liabilities	\$ 55,759.25			
Long-Term Liabilities				
Lawsuit Liability	0.00	\$	0	Dam Assessment
LMPS Dues	0.00	\$	0	CAPITAL RESERVE (New)
Total Long-Term Liabilities	\$ 0.00			
Total Liabilities	\$ 55,759.25			
Equity				
CAPITAL RESERVE (NEW)				
Water Quality Projects Reserve (Septic Fee Reserve)	5,250.00			
Fund Balance	213,268.31			
		\$	35,377	2024 ETC Income
		\$	103,824	2024 ETC Expenses
		-\$	68,447	2024 ETC Net Change Income - Expenses
TOTAL LIABILITIES AND EQUITY	\$ 274,277.56	\$	144,821	Proj Comm Funds Bal YE 2025
		\$	(25,138.98)	Net Income Projected 2025
		\$	119,682.06	= 2025 Contingency fund of \$ 119,682
Funding the 2024 Budget:				
Dues:	\$1,150 per property			Past Contingency Funds
Capital Improvement:	\$ 100 per property			
Total:	\$1,250 per property			
Proposed Dues Bill:				
Dues	\$1,250	(\$100 Capital Imp, \$1,150 Dues)		2018 \$110,844
Dam Assessment (Loan Repayment)	\$100			2019 \$116,401
Tree Removal Assessment	\$60			2020 \$105,512
Total Dues & Assessments	\$1,410			2021 \$100,232
				2022 \$105,000
				2023 \$104,000
				2024 \$142,720
Budget Contingency Options:				
				6 Months - \$196,000
				5 Months - \$164,000
				4 Months - \$131,000
				3 Months - \$100,000
CAPITAL RESERVE CHARGE	\$150			
TOTAL with Capital Reserve	\$1,560			

2025 Operations Detail

Proposed 2025 LWK Operations Budget	Managers Help	Vehicle Fuel	Equipment, Repairs & Parts	Buildings/ Grounds	Sand & Salt	Capital Improvement	Roads/ Bridges	Truck	Water	Dam Engineering	Dam Construction	TOTAL	
Managers Help	\$18,000											\$18,000	
Water System Expenses	\$700								\$6,000			\$6,700	Replace Dam Water Main
Truck Payments												\$0	Mason Dump Loan
Backhoe			\$1,500									\$1,500	Wing Hydrolics
Mason Dump/Ford P/U			\$2,000									\$2,000	Tires and rear brakes
Sand & Salt					\$0							\$0	From Vernon
Road Repairs/maintenance						\$31,300	\$47,000					\$78,300	
Street Sweeping							\$5,000					\$5,000	
Materials - QP, Stone, Cold Patch							\$3,000					\$3,000	
Clubhouse Screen Door Repair				\$100								\$100	
Clubhouse Bathroom Window Sash rep				\$500								\$500	
Clubhouse Fan Motor Replacement				\$320								\$320	
Tree Removals				\$18,480								\$18,480	
Landscaping (Garden Committee)				\$500								\$500	Mulch Purchase
Horseshoe Pits replacement	\$300			\$500								\$800	
Unanticipated repairs	\$500			\$3,000								\$3,500	
Paint Playground Equipment				\$500								\$500	
Sand & Paint Green Benches @ beach	\$500			\$300								\$800	
Misc Equipment & Repairs			\$1,500									\$1,500	
Vehicle Fuel		\$4,000										\$4,000	
2025 Base Budget Totals	\$20,000	\$4,000	\$5,000	\$24,200	\$0	\$31,300	\$55,000	\$0	\$6,000	\$0	\$0	\$145,500	
Notes	A	B	C	D	E	F	G	H	J				
Note A	Manager Helper Labor												
Note B	Vehicle fuel adjust for no plowing in 2025												
Note C													
Note D	Tree Removals , Small projects												
Note E	No snow plowing = \$0												
Note F	Asphalt work on road edges and swales - Roads TBD												
Note G	\$47K Oil & Chip, street sweeping, cold patch & misc road materials												
Note H	Hold existing Mason Dump - no new truck payments												
Note J	Water System Maintenance (Replace main under dam)												

Capital Reserve Summary

- NJ Legislature passes Reserve Study & Funding Law in January 2024
- LWK contracts with Kipcon Engineering to complete Reserve Study
 - Several drafts distill to a Final Report on October 24th
- Capital Reserve Funding will alter the methods LAK previously used for budgeting and funding projects.
- Law shifts responsibility for funding common asset replacement to the people currently enjoying the use of those assets vs having that bill come due on future owners.
- Law intends to reduce reliance on “surprise” assessments and loans for funding HOA asset maintenance and replacement costs.

Capital Reserve Charge Projection

	Study	Plan	Difference				Cumulative	Projected	Cumulative	Net		
Start	\$ 45,000		\$ (45,000)		Cover from Contingency Fund		Reserve	Reserve	Expenses	Expenses	Balance	
2025	\$ 45,000	\$ 46,200	\$ 1,200	\$150 X 308			\$ 46,200	\$ 1,298	\$ 1,298	\$ 44,902		
2026	\$ 47,250	\$ 46,200	\$ (1,050)	\$150 X 308			\$ 92,400	\$ 6,423	\$ 7,721	\$ 84,679		
2027	\$ 49,613	\$ 61,600	\$ 11,987	\$200 X 308	Dam Assessment Ends -\$100		\$ 154,000	\$ 19,224	\$ 26,945	\$ 127,055		5 Year Study Update in 2029 for 2030-2034
2028	\$ 52,093	\$ 61,600	\$ 9,507	\$200 X 308			\$ 215,600	\$ 17,167	\$ 44,112	\$ 171,488		
2029	\$ 54,698	\$ 61,600	\$ 6,902	\$200 X 308			\$ 277,200	\$ 20,604	\$ 64,716	\$ 212,484		
2030	\$ 57,433	\$ 61,600	\$ 4,167	\$200 X 308			\$ 338,800	\$ 34,555	\$ 99,271	\$ 239,529		
2031	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 400,400	\$ 1,461	\$ 100,732	\$ 299,668		
2032	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 462,000	\$ 32,885	\$ 133,617	\$ 328,383		
2033	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 523,600	\$ 1,520	\$ 135,137	\$ 388,463		
2034	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 585,200	\$ 283,584	\$ 418,721	\$ 166,479		
2035	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 646,800	\$ 1,582	\$ 420,303	\$ 226,497		
2036	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 708,400	\$ 7,246	\$ 427,549	\$ 280,851		
2037	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 770,000	\$ 48,506	\$ 476,055	\$ 293,945		
2038	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 831,600	\$ 97,431	\$ 573,486	\$ 258,114		
2039	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 893,200	\$ 110,703	\$ 684,189	\$ 209,011		
2040	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 954,800	\$ 1,746	\$ 685,935	\$ 268,865		
2041	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,016,400	\$ 36,101	\$ 722,036	\$ 294,364		
2042	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,078,000	\$ 39,028	\$ 761,064	\$ 316,936		
2043	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,139,600	\$ 4,710	\$ 765,774	\$ 373,826		
2044	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,201,200	\$ 189,797	\$ 955,571	\$ 245,629		
2045	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,262,800	\$ 1,928	\$ 957,499	\$ 305,301		
2046	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,324,400	\$ 13,486	\$ 970,985	\$ 353,415		
2047	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,386,000	\$ 19,841	\$ 990,826	\$ 395,174		
2048	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,447,600	\$ 34,712	\$ 1,025,538	\$ 422,062		
2049	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,509,200	\$ 218,484	\$ 1,244,022	\$ 265,178		
2050	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,570,800	\$ 10,332	\$ 1,254,354	\$ 316,446		
2051	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,632,400	\$ 2,172	\$ 1,256,526	\$ 375,874		
2052	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,694,000	\$ 52,619	\$ 1,309,145	\$ 384,855		
2053	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,755,600	\$ 2,259	\$ 1,311,404	\$ 444,196		
2054	\$ 60,304	\$ 61,600	\$ 1,296	\$200 X 308			\$ 1,817,200	\$ 437,671	\$ 1,749,075	\$ 68,125		
	\$ 1,798,383	\$ 1,817,200	\$ 18,817	Net Overage in 30 years								
			\$ 627	Overage per year								
			\$ 2	Overage per property per year								
Reserve Study good for 5 years, then updated so 2030 and beyond only projections												