

Lake Walkkill Community INC.

2023 Budget Proposal

November 26, 2022

Member Copy

Budget Summary

- Challenging Budget Year
 - Collections income from non payers projected to decrease (less non paying dues members)
 - 3 years running with no reimbursement from Vernon for snow removal (ongoing litigation to resolve)
 - Several expense categories experiencing higher spending due to inflation and other factors...Fuel, Dead Tree Removals, Equipment Repairs, Legal, Water System.
- Actions to offset in 2023
 - Defer road maintenance for 2023
 - Limit Building and Grounds spending to must do items

Proposed Dues & Assessments:

- Keep Dues same as 2022
 - \$1,200
- Assess \$100 for Dam Repairs
 - To cover loan repayments from Dam repairs (previously funded with collections income over budget)
- Total Dues & Assessments for 2023: \$1,300
- Make additional appeal to members that can afford to prepay 2024 dues in exchange for a 5% discount. Budget assumes 27 prepaid dues to have sufficient income. (Measure to bridge income shortfall due to no snow removal reimbursement...expect litigation to conclude by 2024).

2023 Budget Expense Detail

Lake Walkkill Community Budget Performance Sheet											
	Sep-22				Estimate To Complete (ETC)			2023 Budget			
	Sept Month							Preliminary Budget	Versus 2022	Versus 2022	
	Actual	Year-To-Date	Budget	Variance	ETC 2022	Proj 2022 YE	Variance	2023	Budget	Actual	Comments
Income											
Administration Fee	30.00	1,815.00	1500	315.00	0.00	1,815	315	1500	0	-315	
Badges & Stickers	0.00	1,285.00	1800	(515.00)	0.00	1,285	-515	1300	-500	15	
Interest	1.13	10.32	50	(39.68)	3.00	13	-37	40	-10	27	Based on current interest
Late Fees	1,640.48	3,054.75	2000	1,054.75	0.00	3,055	1,055	2000	0	-1,055	
Other Income	0.00	2,780.77	5000	(2,219.23)	3,400.00	6,181	1,181	2500	-2,500	-3,681	\$3,400 insurance claim
Renter Fees	0.00	3,750.00	4500	(750.00)	0.00	3,750	-750	3750	-750	0	
Clubhouse Rental Fees	900.00	3,050.00	2000	1,050.00	200.00	3,250	1,250	3000	1,000	-250	
Transfer Fees	500.00	7,000.00	6000	1,000.00	500.00	7,500	1,500	7500	1,500	0	
Initiation Fees	1,000.00	13,000.00	12,000	1,000.00	1,000.00	14,000	2,000	13,000	1,000	-1,000	
Total Total Miscellaneous											
Income	\$ 4,071.61	\$ 35,745.84	\$ 34,850	\$ 895.84	\$ 5,103.00	40,849	5,999	\$ 34,590	\$ (260)	\$ (6,259)	
Expenses											
Administration											
Accounting Fees	50.00	2,500.00	7000	(4,500.00)	4,000.00	6,500	-500	7000	0	500	
Athletic Director	0.00	1,660.00	2100	(440.00)	0.00	1,660	-440	2300	200	640	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	533.34	1,600.02	1600	0.02	0.00	1,600	0	1750	150	150	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)		1,000.00	1000	-	0.00	1,000	0	1000	0	0	
Health Insurance	1,876.92	18,769.20	22,523	(3,753.80)	3,753.84	22,523	0	25,028	2,505	2,505	2023 Family Plan Rate (inc of \$2,500)
Dental Benefit Manager	1,000.00	1,000.00	1,000	-	0.00	1,000	0	1,000	0	0	
Meeting Expenses	0.00	0.00	0	-	0.00	0	0	0	0	0	
Other Taxes	0.00	0.00	200	(200.00)	0.00	0	-200	200	0	200	
Payroll Taxes	758.17	7,496.45	11000	(3,503.55)	2,100.00	9,596	-1,404	10000	-1,000	404	
Salary Manager											3% increase (ref 2022 COLA 8.7%)
Salary Managers Help	1,896.50	11,883.33	16700	(4,816.67)	4,817.00	16,700	0	18000	1,300	1,300	Adj for Min Wage increase
Salary Office Manager											3% increase (ref 2022 COLA 8.7%)
Total Administration	\$ 11,935.55	\$ 103,861.89	\$ 139,741	-\$ 35,879.11	\$ 33,185.94	137,048	-2,693	\$ 145,168	\$ 5,427	\$ 8,120	
General Operations											
Bank Service Charges	10.65	14.65	200	(185.35)	20.00	35	-165	200	0	165	
Decals & Badges	0.00	2,086.15	1600	486.15	0.00	2,086	486	2000	400	-86	
Electric	648.63	3,776.20	4000	(223.80)	1,200.00	4,976	976	5000	1,000	24	
Equipment Repair/Parts	0.00	2,180.39	5000	(2,819.61)	10,000.00	12,180	7,180	6000	1,000	-6,180	Backhoe 4WD repair \$10K
Insurance - Lake	4,173.00	45,370.30	57000	(11,629.70)	12,519.00	57,889	889	60000	3,000	2,111	
Miscellaneous	1,252.09	3,664.93	3000	664.93	400.00	4,065	1,065	3000	0	-1,065	
Postage & Office Supplies	0.00	1,950.52	1500	450.52	250.00	2,201	701	2200	700	-1	
Taxes - Real Estate	0.00	8,922.94	14000	(5,077.06)	2,880.12	11,803	-2,197	12500	-1,500	697	
Telephone	187.39	1,661.49	2200	(538.51)	561.00	2,222	22	2200	0	-22	CenturyLink phone + internet & Shawn Cell Phone
Vehicle Fuel	215.25	5,313.17	4200	1,113.17	1,500.00	6,813	2,613	6000	1,800	-813	
Total General Operations	\$ 6,487.01	\$ 74,940.74	\$ 92,700	-\$ 17,759.26	\$ 29,330.12	104,271	11,571	\$ 99,100	\$ 6,400	\$ (5,171)	

2023 Budget Income Statement

Lake Walkkill Community											
Income Statement - Actual to Budget											
Sep-22				Estimate To Complete (ETC)				2023 Budget			
Sept Month							Preliminary	Versus	Versus		
Actual	Year-to-Date	Budget	Variance	ETC 2021	Proj 2021 YE	Variance	Budget	2022	2022	Actual	Comments
							2023	Budget			
Income											
Application of Current Assets	0	121,348	121,348	0		121,348	0		-121,348	-121,348	
Capital Improvements	123	15,098	15,000	98	0	15,098	98	15,288	288	190	\$49 X 312 Dues Paying Members
Current Year Dues Paid Prior											27 members prepay 2024 dues @ 95% (5% Disc) -
Period	0	2,841	0	2,841	0	2,841	2,841	30,780	30,780	27,939	\$1,140 each
Dues - Back Years	27,853	36,027	40,608	-4,581	3,000	39,027	-1,581	40,000	-608	973	\$24K pay plans + 1 collection for \$16K min
Dues - Current Year	8,266	332,309	349,904	-17,595	6,000	338,309	-11,595	356,810	6,906	18,501	\$1,151 X 310
Kelly Law Income	0	0	0	0					0	0	In Litigation - no reimbursements until resolved
Dam Assessment	0	0	0	0	0	0	0	31,000	31,000	31,000	\$100 X 310 Paying Members
Loan Income	0	0	0	0	0	0	0		0	0	
Total Miscellaneous Income	4,072	35,746	34,850	896	5,103	40,849	5,999	34,590	-260	-6,259	
Total Income	40,313	543,369	561,710	-18,341	14,103	557,472	-4,238	508,468	-53,242	-49,004	*Total dues \$49 + \$1,151 = \$1,200 + Dam Assessment +\$ 100 Total - \$1,300
Expenses											
Administration	11,936	103,862	139,741	-35,879	33,186	137,048	-2,693	145,168	5,427	8,120	Lower payroll taxes
General Operations	6,487	74,941	92,700	-17,759	29,330	104,271	11,571	99,100	6,400	-5,171	\$10K Backhoe repair
Athletics (Swim)	0	0	1,000	-1,000	1,000	1,000	0	1,000	0	0	
Beach and Swimming	606	14,410	17,813	-3,403	0	14,410	-3,403	17,000	-813	2,590	Maintain 2021 budget amount
Building and Grounds	126	20,929	16,319	4,610	500	21,429	5,110	21,000	4,681	-429	Tree Removals
Capital Improvement	0	15,000	15,000	0	0	15,000	0	15,000	0	0	Asphalt road work only
Dam Engineering	280	20,048	23,021	-2,973	0	20,048	-2,973				
Dam Construction	0	42,076	39,563	2,513	0	42,076	2,513				
Dam Loan Servicing	2,605	23,603	31,270	-7,667	7,816	31,419	149	31,500			
Lake	1,461	28,848	31,750	-2,902	0	28,848	-2,902	31,750	0	2,902	
Legal	2,912	32,231	30,000	2,231	8,000	40,231	10,231	40,000	10,000	-231	
Regatta	0	2,300	2,300	0	0	2,300	0	2,300	0	0	
Roads/Bridge	0	57,950	54,155	3,795	1,000	58,950	4,795	6,000	-48,155	-52,950	no oil & chip, street sweep, cold patch
Roads/Salt/Sand	0	775	1,500	-725	280	1,055	-445	1,200	-300	145	
Safety	3,432	7,720	8,700	-980	500	8,220	-480	8,700	0	480	
Sanitation	3,389	29,889	38,000	-8,111	10,167	40,056	2,056	53,460	15,460	13,404	New contract rate \$4,455/month
Truck Payment	582	5,329	15,378	-10,049	1,747	7,076	-8,302	7,076	-8,302	0	Includes \$8,378 for Blue Truck Replacement (Loan)
Water	1,173	7,059	3,500	3,559	500	7,559	4,059	4,500	1,000	-3,059	
Total Expenses	34,990	486,968	561,710	-74,742	94,026	580,995	19,285	484,754	-76,956	-96,241	
Net Operating Income	5,324	56,401	0	56,401	-79,923	-23,522	-23,522	23,714	23,714	47,236	

Operations Detail

Proposed 2023 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	\$16,800											\$16,800	
Water System Expenses									\$4,500			\$4,500	Water system repairs
Truck Payments								\$7,000				\$7,000	Mason Dump Loan
Blue Truck Replacement												\$0	Dwn pay + Loan
Sand & Salt					\$1,200							\$1,200	
Road Repairs/maintenance						\$15,000	\$6,000					\$21,000	
Clubhouse Improvements												\$0	
Bottom Trophy Cases	\$200			\$500								\$700	
Office												\$0	
Finish outside painting	\$500			\$100								\$600	
Tree Removals				\$12,000								\$12,000	
Landscaping (Garden Committee)				\$250								\$250	Match Ladies Donation
Horseshoe Pits replacement	\$300			\$500								\$800	
Unanticipated repairs	\$200											\$200	
New Raft				\$7,650								\$7,650	4-5 docks in 2020
Misc Equipment & Repairs			\$6,000									\$6,000	
Vehicle Fuel		\$6,000										\$6,000	
Trailer for Leaf Vac												\$0	In Long Term loan
Replace Blue Pick Up Truck								\$0				\$0	
2023 Base Budget Totals	\$18,000	\$6,000	\$6,000	\$21,000	\$1,200	\$15,000	\$6,000	\$7,000	\$4,500	\$0	\$0	\$84,700	
Notes	A	B	C	D	E	F	G	H	J				
Note A	Increased Helper labor for projected project work requiring 2 people (Shawn + Helper) + Min Wage Increase												
Note B	Vehicle fuel adjust for higher fuel prices												
Note C	Aging backhoe & Blue Truck												
Note D	larger budget for tree removals, predominantly dead ash trees.												
Note E	Run rate for delivery fees for salt & grit from Vernon to LWK												
Note F	recent experience for salt/sand delivery												
Note G	no oil & chip, budget for street sweeping & cold patch												
Note H	Truck Payments												
Note J													

Lake Walkill Community

Balance Sheet

As of September 30, 2022

2023 Pro Forma Balance Sheet

Balance Sheet

	<u>Total</u>		Community Funds	Comments
ASSETS				
Current Assets				
Bank Accounts				
CHASE CHECKING (1980)	89,923.24			
CHASE SAVINGS (1969)	139,857.97			
Total Bank Accounts	\$ 229,781.21	\$	229,781	Starting Bank Balance
Other Current Assets				
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Bench Escrow	0.00	\$	0	
Brick Escrow	920.00	\$	920	
Direct Deposit Payable	0.00	\$	0	
Due to Swim Team	9,078.29	\$	9,078	
Due to Teen Canteen	3,541.83	\$	3,542	
Due to Women's Committee	30,467.72	\$	30,468	
Golf Outing	21,874.12	\$	21,874	
Total Payroll Liabilities	2,353.65	\$	2,354	
Prepaid Dues	2,143.33	\$	2,143	
Total Other Current Liabilities	\$ 70,378.94	\$	70,379	Liabilites owed to committees
Total Current Liabilities	\$ 70,378.94			
Long-Term Liabilities				
Law suit Liability	0.00	\$	0	Silt Assessment
LMPS Dues	0.00	\$	0	Dam Assessment
Total Long-Term Liabilities	\$ 0.00			Lake Management Reserve
Total Liabilities	\$ 70,378.94			
Equity				
Legal Reserve				
Assessment (Silt Management)	0.00			
Assessment Dam	0.00	\$	14,103	2022 ETC Income
Fund Balance	159,402.27	\$	94,026	2022 ETC Expenses
Total Income			(\$79,923)	2022 ETC Net Change Income - Expenses
TOTAL LIABILITIES AND EQUITY	\$ 229,781.21	\$	23,714	2023 Net Income
		\$	103,193	Proj Comm Funds Bal YE 2021

= 2023 Contingency fund of \$104,000

Funding the 2023 Budget:		Past Contingency Funds	
Dues:	\$1,151 per property	2018	\$110,844
Capital Improvement:	\$ 49 per property	2019	\$116,401
Total:	\$1,200 per property	2020	\$105,512
		2021	\$100,232
		2022	\$105,000
Proposed Dues Bill:			
Dues	\$1,200 (\$49 Capital Imp, \$1,151 Dues)	2021 Kelly Law	\$17,058 (\$36,541)
		2020 Kelly Law	\$4,733 (\$14,625)
		2021 Kelly Law	TBD
		2022 Kelly Law	\$35,324 ('18/'19/'20)
		Lawsuit Snow Win	up to \$190,000
		Lawsuit Irene Win	(Leagal Costs)
		Lawsuit Civil Rights Win	
Dam Assessment (Loan Repayment)			
	\$100	Excess Back Dues Collection	??
Budget Contingency Options:			
Total	\$1,300	6 Months -	\$196,000
		5 Months -	\$164,000
		4 Months -	\$131,000
		3 Months -	\$100,000