



# Treasurer's Report 2020 Annual Meeting

- 2019 Year in Review
- 2020 Budget
- Dues Increase Proposal for future special meeting



## 2019 Year in Review

- Summary
- P&L
- LCRF Spend



## 2019 Summary

- ▶ **Balance Sheet** - Operating Account balance \$94,335, LCRF \$47,591, Contingency \$101,542
- ▶ **P&L** - Total Spend \$326K which included \$69.3K of approved LCRF projects (which is shown in the next slide)
- ▶ Total Operating Spend \$256K
- ▶ **P&L** +\$20,317 over budget (107% of budget)
  - ▶ Unbudgeted items are responsible for overage
    - ▶ Portico (\$9,895)
    - ▶ Float (\$7,144)
    - ▶ Well 4 (\$10,506)
    - ▶ Total Cost for these items \$27,545
  - ▶ Trend toward higher costs in Water and Grounds in particular
- ▶ LCRF projects under budget
  - ▶ Roads spot on (\$40,000)
  - ▶ Window project under budget by -\$5,700

**Mount Kemble Lake Association**  
**Budget vs. Actuals: 2019 Budget - FY19 P&L**  
 January 1 - December 30, 2019

	Actual	Total Budget
<b>Income</b>		
4211 MKLA Base Dues [\$2450/yr]	235,212.29	232,800.00
4220 Restricted Income	-450.00	
4221 Restricted Dam Assessments [\$250/yr]	24,000.85	23,752.00
4222 Restricted LCRF Assessments [\$400/yr]	38,401.55	38,000.00
4223 Restricted LCRF New Member Fees	6,200.00	9,300.00
4241 Clubhouse Private Rentals	3,350.00	1,200.00
4250 Interest Income	1,738.66	200.00
4261 Misc Income	9,863.05	
4311 Dues-Lakeshore	0.00	
8007 Unapplied Cash Payment Income	381.10	
<b>Total Income</b>	<b>\$ 318,697.50</b>	<b>\$ 305,252.00</b>
<b>Gross Profit</b>	<b>\$ 318,697.50</b>	<b>\$ 305,252.00</b>
<b>Expenses</b>		
5210 Administration	41,673.29	48,500.00
5220 Beaches & Docks	23,609.10	17,500.00
5250 Grounds	35,417.67	30,000.00
5270 Clubhouse	56,373.43	47,000.00
5280 Road	67,638.50	70,000.00
5330 Dam Operations	2,699.53	4,500.00
5340 Water Operations	48,405.12	38,000.00
5350 Lakeshore Rental Payments	50,000.00	50,000.00
<b>Total Expenses</b>	<b>\$ 325,816.64</b>	<b>\$ 305,500.00</b>
<b>Net Operating Income</b>	<b>-\$ 7,119.14</b>	<b>-\$ 248.00</b>

# LCRF Spend 2019

## Active LCRF Project Budget & Billings

Overages were paid out of Operating Cash; Underages remain in Reserve

	Date	Vendor	Memo/Description	Amount
<b>LCRF projects</b>				
<b>2019 Clubhouse Window Replacements - \$35,000</b>				
	07/23/2019	360 Degree Construction, Corp.	dow npayment LCRF 2019 clubhouse w indow replacements	14,644
	10/16/2019	360 Degree Construction, Corp.	Final Payment new w indow s clubhouse	14,644
<b>Total for 2019 Clubhouse Window Replacements - \$35,000</b>				<b>\$29,289</b>
<b>2019 Roads Tar and repair -\$40,000</b>				
	05/29/2019	Guerriero Paving & Sealing	2019 road repair and repave - dow npayment	20,000
	06/25/2019	Guerriero Paving & Sealing	LCRF project for road repaving - final payment	20,000
<b>Total for 2019 Roads Tar and repair -\$40,000</b>				<b>\$40,000</b>
<b>Total for LCRF projects</b>				<b>\$69,289</b>
<b>TOTAL</b>				<b>\$69,289</b>

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## 2020 Budget and Proposed Dues Increase – for future special meeting

- ▶ Summary and rationale for dues increase
- ▶ Proposed Operating Budget No Dues Increase vs \$150 Dues Increase
- ▶ Proposed LCRF Budget No Dues Increase vs \$250 Dues Increase



## Summary and Rationale for Dues Increase

- No Dues Increase since Nov 2010, regulations/costs have increased dramatically
- **LCRF** spending needs indicate negative balance into the foreseeable future. It is very important to have a strong balance to fund future capital improvements and protect the value of our community.
- **Operating budget** exceeds unrestricted funds dues contributions
  - Operating budget dues contributions annually = \$224K. Additional unrestricted income adds \$8K to \$15K annually.
  - Our Operating budget (net) in 2019 was approx. \$230K (Spend was \$256K including unbudgeted capital expenditures) and \$246K in 2020
  - Operating budgets will exceed Operating income at current income levels
- **We propose a \$400 increase (split \$150 toward Operating Budget and \$250 toward LCRF)**

## Proposed Operating Budget 2020

	Budget 2019	Projected Actual 2019	Proposed 2020
<b>Total Income</b>	<b>\$ 305,252</b>	<b>\$318,697</b>	<b>\$319,000</b>
<b>Member Dues and Assessments</b>	<b>\$ 294,500</b>	<b>\$ 297,613</b>	<b>\$ 297,600</b>
<b>Less Restricted Income:</b>			
LCRF Assessment	38,000	38,327	38,400
New Member Fees	9,300	6,200	9,300
Earmarked tax savings	35,589	36,476	36,476
<b>Unrestricted Income</b>	<b>222,363</b>	<b>237,694</b>	<b>234,824</b>
<b>OPERATING EXPS</b>	<b>230,500</b>	<b>256,528</b>	<b>246,000</b>
Admin	48,500	41,673	45,000
Water	38,000	48,405	40,000
Roads	30,000	27,639	30,000
Clubhouse	12,000	27,084	20,000
Beaches & Docks	17,500	23,609	22,000
Dam	4,500	2,700	2,000
Grounds	30,000	35,418	37,000
Lakeshore(Dam Loan) Rents	50,000	50,000	50,000
Net Cash	<u>(8,137)</u>	<u>(18,834)</u>	<u>(11,176)</u>

**Note: 2019 Budgets and Actuals for Roads and Clubhouse reduced by approved LCRF budgets to compare Like to Like Operating Spend**



## Proposed Operating Budget 2020 +\$150 Dues Increase

	Budget 2019	Projected Actual 2019	Proposed 2020	Proposed + \$150 2020
<b>Total Income</b>	<b>\$ 305,252</b>	<b>\$318,697</b>	<b>\$319,000</b>	<b>\$355,500</b>
<b>Member Dues and Assessments</b>	<b>\$ 294,500</b>	<b>\$ 297,613</b>	<b>\$ 297,600</b>	<b>\$ 336,000</b>
<b>Less Restricted Income:</b>				
LCRF Assessment	38,000	38,327	38,400	62,400
New Member Fees	9,300	6,200	9,300	10,500
Earmarked tax savings	35,589	36,476	36,476	36,476
<b>Unrestricted Income</b>	<b>222,363</b>	<b>237,694</b>	<b>234,824</b>	<b>246,124</b>
<b>OPERATING EXPS</b>	<b>230,500</b>	<b>256,528</b>	<b>246,000</b>	<b>246,000</b>
Admin	48,500	41,673	45,000	45,000
Water	38,000	48,405	40,000	40,000
Roads	30,000	27,639	30,000	30,000
Clubhouse	12,000	27,084	20,000	20,000
Beaches & Docks	17,500	23,609	22,000	22,000
Dam	4,500	2,700	2,000	2,000
Grounds	30,000	35,418	37,000	37,000
Lakeshore(Dam Loan) Rents	50,000	50,000	50,000	50,000
Net Cash	<b>(8,137)</b>	<b>(18,834)</b>	<b>(11,176)</b>	<b>124</b>

**Note: 2019 Budgets and Actuals for Roads and Clubhouse reduced by approved LCRF budgets to compare Like to Like Operating Spend**

# LCRF Plan No dues Increase

<b>LCRF BOY Bank Balance</b>	<b>\$135,615</b>	<b>\$47,591</b>	<b>(\$10,233)</b>	<b>(\$46,057)</b>	<b>(\$134,881)</b>	<b>(\$70,705)</b>	<b>(\$26,529)</b>	<b>\$12,647</b>	<b>(\$58,177)</b>	<b>(\$4,001)</b>
<b>Sum of Amount</b>										
<b>Row Labels</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>WATER</b>	<b>100,000</b>	<b>120,000</b>	<b>50,000</b>	<b>173,000</b>	<b>20,000</b>			<b>85,000</b>	<b>30,000</b>	
LTE & LTW steel pipes					10,000					
Replace pump in PH1					10,000					
Refurbish Beer Tank								45,000		
Refurbish Vert Tank								40,000		
Paint outside tanks				23,000					30,000	
Replace plumbing in PH2										
Well 4	100,000									
Arsenic treatment well #4		100,000	50,000							
Auto chlorine reading, Float control Tanks, circulation pump		20,000								
Backup wells 2 and/or 3				150,000						
<b>ROADS</b>	<b>40,000</b>		<b>70,000</b>					<b>70,000</b>		
Sealing/Maintenance			70,000					70,000		
tarry patches	40,000									
<b>CLUBHOUSE</b>	<b>29,289</b>	<b>22,000</b>								
new roof		22,000								
replace windows	29,289									
Plus Projected Income	83,479	84,176	84,176	84,176	84,176	84,176	84,176	84,176	84,176	84,176
<b>LCRF EOY Bank Balance</b>	<b>\$47,591</b>	<b>(\$10,233)</b>	<b>(\$46,057)</b>	<b>(\$134,881)</b>	<b>(\$70,705)</b>	<b>(\$26,529)</b>	<b>\$12,647</b>	<b>(\$58,177)</b>	<b>(\$4,001)</b>	

# LCRF Plan \$250 Dues Increase

LCRF BOY Bank Balance	\$135,675	\$47,591	\$14,967	\$4,343	(\$59,281)	\$30,095	\$99,471	\$163,847	\$118,223	\$197,599
Sum of Amount										
Row Labels	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>WATER</b>	100,000	120,000	50,000	173,000	20,000			85,000	30,000	
LTE & LTW steel pipes					10,000					
Replace pump in PH1					10,000					
Refurbish Beer Tank								45,000		
Refurbish Vert Tank								40,000		
Paint outside tanks				23,000					30,000	
Replace plumbing in PH2										
Well 4	100,000									
Arsenic treatment well #4		100,000	50,000							
Auto chlorine reading, Float control Tanks, circulation pump		20,000								
Backup wells 2 and/or 3				150,000						
<b>ROADS</b>	40,000		70,000					70,000		
Sealing/Maintenance			70,000					70,000		
tarry patches	40,000									
<b>CLUBHOUSE</b>	29,289	22,000								
new roof		22,000								
replace windows	29,289									
Plus Projected Income	83,479	109,376	109,376	109,376	109,376	109,376	109,376	109,376	109,376	
<b>LCRF EOY Bank Balance</b>	<b>\$47,591</b>	<b>\$14,967</b>	<b>\$4,343</b>	<b>(\$59,281)</b>	<b>\$30,095</b>	<b>\$99,471</b>	<b>\$163,847</b>	<b>\$118,223</b>	<b>\$197,599</b>	