



**Mount Kemble Lake**  
Treasurer's Report 2024  
Annual Meeting

# Agenda



- Mount Kemble Lake Financial Background
- Year in Review - 2024
- Looking Forward - Budget and LCRF Projects for 2025
- Long-Term Outlook - 10-year MKL Large Capital Reserve Fund (LCRF)
- Q&A



# MKL has 96 homes. Every house pays \$900 in quarterly dues. Our dues are split between two funds:

ACTIVITY	AMOUNT
MKL Assoc Base Dues Mount Kemble Lake Association Base Dues - Operating	705.00
LCRF assessment Qrtly contribution to large capital projects reserve fund - LCRF	195.00
<hr/>	
TOTAL OF NEW CHARGES	900.00
BALANCE DUE	<b>\$900.00</b>

You have been paying monthly. This invoice shows your recent payments and the charges against which future payments will be credited.

**\$705**

## Operating Funds

Operating Funds are for **day-to-day expenses**.

**2025 Budgeted Annual Contribution = \$270,720**

**\$195**

## Large Capital Reserve Funds (LCRF)

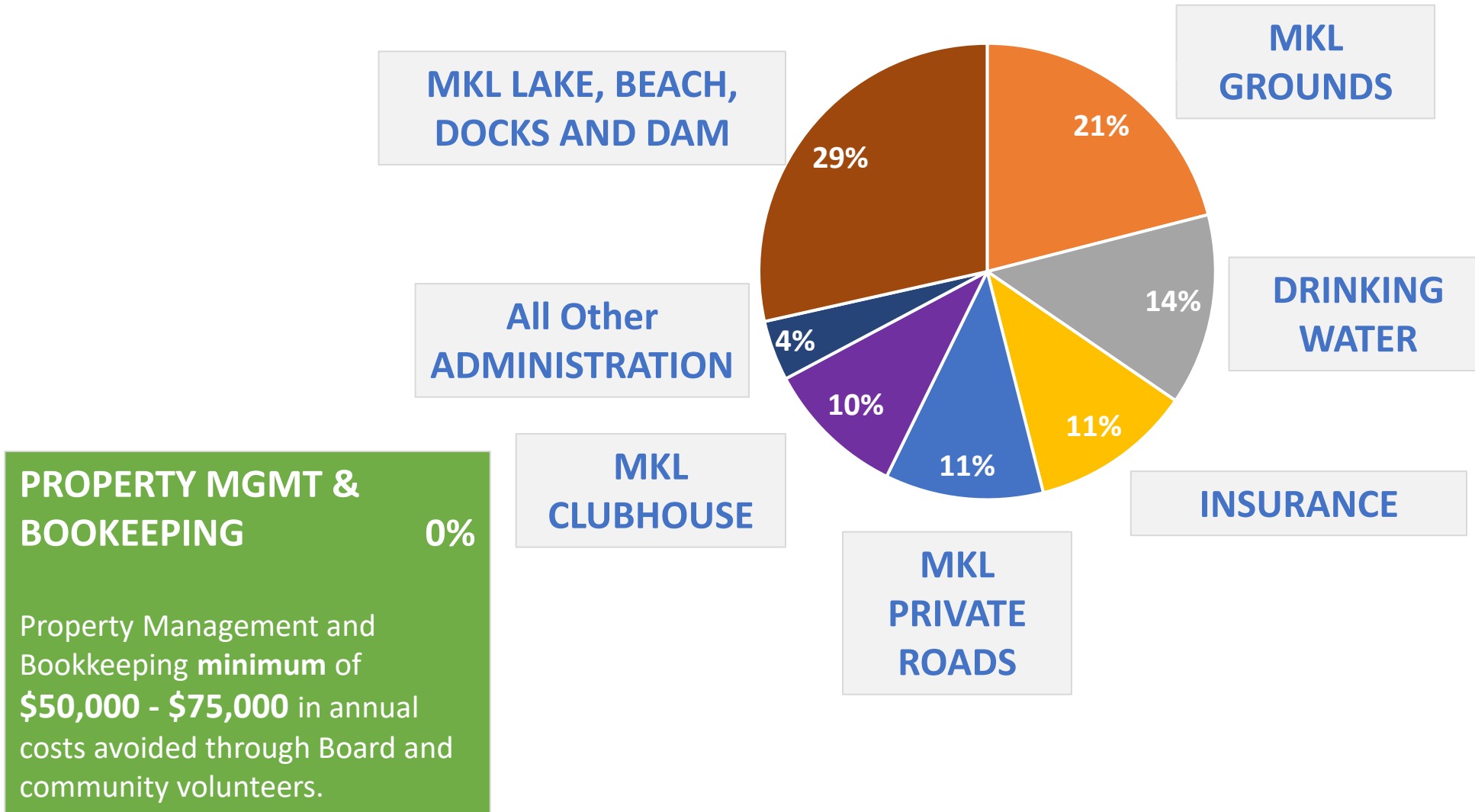
Capital Reserve Funds are for **large scale projects that improve or maintain our infrastructure**.

**2025 Budgeted Annual Contribution = \$85,680**

\$74,880 of existing homes plus an estimate for 4 new members of \$10,880

*Note: Dues payments are only accepted through checks or wire transfers. Our bank does not accept Venmo nor Zelle.*

# MKL Dues fund a variety of items supported by **volunteers**



\*Property management benchmarks 10-20% of income (polled Nov-2023) and MKL bookkeeping proposal received of \$30,000; most likely understated.  
Note: Expenses based on Proposed 2025 Budget. Dam includes Loan reported in *5350 Lakeshore Payments*. Clubhouse includes *5218 Clubhouse Utilities* reported within *5210 Administration*.



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- **Year in Review - 2024**
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- Long-Term Outlook - 10-year MKL Large Capital Reserve Fund (LCRF)
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# Operating P&L Overview

## 2024 Budget vs 2024 Actual

OPERATING P&L Excludes LCRF	2024 Budget	2024 Actual	2024 vs Budget	2024 vs Budget %
OPERATING INCOME	270,924	278,758	+ 7,834	+ 3%
TOTAL EXPENSES	268,415	267,800	- 615	- 0%
<b>NET OPERATING INCOME</b>	<b>2,509</b>	<b>10,958</b>	<b>+ 8,449</b>	<b>+ 337%</b>

### 2024 Budget vs Actual

Operating income came in *above* budget

Expenses came on *slightly below* budget

**Net Positive Operating Income was *over budget* for 2024**

# Operating Income Details – 2024 Budget vs 2024 Actual

OPERATING INCOME	2024 Budget	2024 Actual	vs Budget	% vs Budget
4211 MKLA Base Dues	258,724	259,978	1,254	0%
4211 MKLA Base Dues (LCRF)	74,876	74,880	0	0%
<b>4223 New Member Fees (LCRF)</b>	<b>6,200</b>	<b>10,300</b>	<b>4,100</b>	<b>66%</b>
4241 Clubhouse Rentals	3,600	3,050	(550)	- 15%
<b>4250 Interest Income</b>	<b>3,000</b>	<b>4,085</b>	<b>1,085</b>	<b>36%</b>
<b>4255 Interest Income (LCRF)</b>	<b>4,225</b>	<b>8,651</b>	<b>4,426</b>	<b>105%</b>
<b>4265 Snow Removal Rebate</b>	<b>4,000</b>	<b>11,220</b>	<b>7,220</b>	<b>181%</b>
<b>4300 Boat Registration</b>	<b>1,400</b>	<b>110</b>	<b>(1,290)</b>	<b>-92%</b>
All Other	200	315	115	58%
<b>TOTAL INCOME TRANSFERRED TO LONG TERM CAPITAL RESERVE FUND (LCRF)</b>	<b>85,301</b>	<b>93,831</b>	<b>+ 8,530</b>	<b>+ 10%</b>
<b>TOTAL OPERATING INCOME</b>	<b>270,924</b>	<b>278,758</b>	<b>+ 7,834</b>	<b>+ 3%</b>

## Key Drivers of 2024 Budget vs 2024 Actual

*New Member Fees:* Higher than budgeted number of home sales.

*Interest Income:* Higher than expected interest rates.

*Snow Removal Rebate:* Higher than budgeted reimbursement from PY snow removal expenses.

*Boat Registration Policy:* decided for new boats / new members only.

# Operating Expense Summary

## 2024 Budget Reclass

OPERATING EXPENSES	2024 Budget	Reclass	2024 Budget w/Reclass
<b>EXPENSES</b>			
5210 Administration	48,350	+4,500	<b>52,850</b>
5220 Beaches & Docks	25,500		25,500
5250 Grounds	58,000		58,000
5271 Clubhouse Operations	7,000	-600	<b>6,400</b>
5272 Clubhouse Repairs & Maint	9,000	-3,900	<b>5,100</b>
5280 Roads	31,000		31,000
5330 Dam Operations	6,500		6,500
5340 Water Operations	35,500		35,500
5350 Lakeshore Rental Payments	47,565		47,565
Other	–		–
<b>TOTAL EXPENSES</b>	<b>268,415</b>	<b>0</b>	<b>268,415</b>

**2024 Budget Reclass**

Clubhouse utility costs of \$4,500 for Verizon, Interstate Waste, Esposito’s Recycling and Command Security have been combined with other utility costs under **Administration**.

These expense were reclassified out of **Clubhouse Operations** and **Clubhouse Repairs & Maintenance** to align with Board Member responsibility areas

**The total 2024 budget was unchanged.**



# Operating Expense Summary – 2024 Budget vs 2024 Actual

OPERATING EXPENSES	2024 Budget w/Reclass	2024 Actual	vs Budget w/Reclass	% vs Budget w/Reclass
<b>EXPENSES</b>				
5210 Administration	52,850	54,970	2120	4%
5220 Beaches & Docks	25,500	22,465	-3,035	-12%
5250 Grounds	58,000	39,587	-18,413	-32%
5271 Clubhouse Operations	6,400	6,574	174	3%
5272 Clubhouse Repairs & Maintenance	5,100	4,893	-207	-4%
5280 Roads	31,000	28,001	-2,999	-10%
5330 Dam Operations	6,500	5,578	-922	-14%
5340 Water Operations	35,500	58,043	22,543	64%
5350 Lakeshore Rental Payments	47,565	46,783	-782	-2%
Other	–	906	906	n/a
<b>TOTAL EXPENSES</b>	<b>268,415</b>	<b>267,800</b>	<b>-616</b>	<b>0%</b>

## 2024 Budget vs 2024 Actual

An expensive unexpected water repair occurred in 2024.

However, this expense was covered by lower than budget spending in other areas.

**Overall expenses ended the year slightly *below* budget.**

P&L Operating Expense Details	2024 Budget w/Reclass	2024 Actual	vs BUD w/ Reclass	% vs BUD w/ Reclass
5214 Professional Fees	7,000	7,138	138	2%
5215 Property Taxes	100	96	-4	-4%
5216 Insurance	31,500	31,708	208	1%
5217 Office Supplies & Misc. + Bank Charges	750	1,420	670	89%
5218 Clubhouse Utilities	11,500	11,314	-186	-2%
5219 Community	2,000	3,295	1,295	65%
<b>5210 Administration</b>	<b>52,850</b>	<b>54,970</b>	<b>2,120</b>	<b>4%</b>
5221 Beach Operations	5,000	6,396	1,396	28%
5222 Repairs & Improvements	500	0	-500	-100%
5226 Water Analysis & Treatment	20,000	16,069	-3,931	-20%
<b>5220 Beaches &amp; Docks</b>	<b>25,500</b>	<b>22,465</b>	<b>-3,035</b>	<b>-12%</b>
5251 Grounds Operations	10,000*	6,789	-3,211	-32%
<b>5252 Tree Removal</b>	<b>20,000</b>	<b>4,512</b>	<b>-15,488</b>	<b>-77%</b>
5254 Tennis Court	4,000	4,623	623	16%
5255 Fall and Spring Clean-up	17,000	16,724	-276	-2%
<b>5256 Lawn Cutting *</b>	<b>7,000</b>	<b>6,939</b>	<b>-61</b>	<b>-1%</b>
<b>5220 Grounds</b>	<b>58,000</b>	<b>39,587</b>	<b>-18,413</b>	<b>-32%</b>
<b>5271 Clubhouse Operations</b>	<b>6,400</b>	<b>6,574</b>	<b>174</b>	<b>3%</b>
<b>5272 Clubhouse Repairs &amp; Maintenance</b>	<b>5,100</b>	<b>4,893</b>	<b>-207</b>	<b>-4%</b>
5281 Road Operations	15,000	14,260	-740	-5%
5285 Snow Removal	16,000	13,741	-2,259	-14%
<b>5280 Roads</b>	<b>31,000</b>	<b>28,001</b>	<b>-2,999</b>	<b>-10%</b>
<b>5330 Dam Operations</b>	<b>6,500</b>	<b>5,578</b>	<b>-922</b>	<b>-14%</b>
5341 Quality Control & Lic Fees	23,000	22,367	-633	-3%
5342 Water Utilities	5,500	5,882	382	7%
<b>5343 Repair &amp; Maintenance</b>	<b>7,000</b>	<b>29,795</b>	<b>22,795</b>	<b>326%</b>
<b>5340 Water Operations</b>	<b>35,500</b>	<b>58,043</b>	<b>22,543</b>	<b>64%</b>
5350 Lakeshore Rental Payments	47,565	46,783	-782	-2%
Other (Income Tax, Bank Charges)	-	906	906	nm
<b>TOTAL EXPENSES</b>	<b>268,415</b>	<b>267,800</b>	<b>-616</b>	<b>0%</b>

**Key Drivers of 2024 Budget vs 2024 Actual**

*Tree Removal* Reduced spending benefitting from work over previous years

FYI: *Lawn Cutting* is a new line item broken out from *Ground Operations*

*Repair and Maintenance* Water main repair

# 2024 LCRF Update

	<u>Status</u>	<u>Total</u>	
		<u>Dec24 Actual</u>	<u>Budget - full year</u>
<b><u>Income</u></b>			
<b>Starting Balance 1/1/24</b>		<b>184,403</b>	<b>184,403</b>
4222 Restricted LCRF Assessments	Q1, Q2, Q3, Q4 - collected	74,880	74,876
4223 Restricted LCRF New Member Fees		10,300	6,200
4225 Restricted LCRF interest income		8,651	4,225
<b>Subtotal LCRF with Additions</b>		<b>278,235</b>	<b>269,704</b>
<b><u>Spent 2024</u></b>			
Clubhouse drainage, doors, deck and windows	completed	(11,425)	
EWRA Well #5 Consultation	in process	(36,490)	
<b>Subtotal LCRF</b>		<b>230,320</b>	

# Balance Sheet as of 12/31/2024

<b>ASSETS</b>	As of Dec 31, 2024	As of Dec 31, 2023 (PY)	Change	<b>LIABILITIES AND EQUITY</b>	As of Dec 31, 2024	As of Dec 31, 2023 (PY)	Change
<b>Current Assets</b>				Total Liabilities	260	-	260
Total 100 Operating Bank Accounts	39,693	36,930	2,762	Equity			
Total 1030 Contingency Bank Accounts	115,270	109,696	5,574	Total Equity	1,183,074	1,173,056	10,019
Total 200 LCRF Bank Accts	234,428	184,403	50,024	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,183,334</b>	<b>1,173,056</b>	<b>10,278</b>
<b>Total Bank Accounts</b>	<b>389,390</b>	<b>331,029</b>	<b>58,361</b>				
Total Accounts Receivable	2,300	(10,032)	12,332				
1441 Undeposited Funds	(6,300)	8,258	(14,558)				
<b>Total Current Assets</b>	<b>385,390</b>	<b>329,256</b>	<b>56,134</b>				
<b>Fixed Assets</b>							
1261 Clubhouse, beaches & docks	183,481	183,481	-				
Total 1262 Roads	167,477	200,491	(33,014)				
1361 Lakeshore Equipment	36,725	36,725	-				
Total 1362 Water System	312,427	321,062	(8,635)				
Total 1366 Dam	47,455	51,662	(4,207)				
1369 Land	50,380	50,380	-				
Total Fixed Assets	797,944	843,800	(45,856)				
<b>TOTAL ASSETS</b>	<b>1,183,334</b>	<b>1,173,056</b>	<b>10,278</b>				

**Balance Sheet**

Overall cash position improved vs PY  
increase \$58,361





- Mount Kemble Lake Financial Background
- Year in Review - 2024
- **Looking Forward - Budget and LCRF Projects 2025**
- 10-year MKL Large Capital Reserve Fund (LCRF)

# Operating P&L Overview – 2025 Budget

<b>OPERATING P&amp;L</b> Excludes LCRF	<b>2024</b> <b>Actual</b>	<b>2025</b> <b>Budget</b>	<b>2025</b> <b>Budget vs</b> <b>2024</b>	<b>2025</b> <b>Budget vs</b> <b>2024 %</b>
<b>OPERATING INCOME</b>	<b>278,758</b>	<b>280,880</b>	<b>2,122</b>	<b>1%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>267,800</b>	<b>269,291</b>	<b>1,491</b>	<b>1%</b>
<b>NET OPERATING INCOME</b>	<b>10,958</b>	<b>11,589</b>	<b>+632</b>	<b>6%</b>

## 2025 Budget vs Actual

Proposed budget includes slight increases in both Operating Income and Operating Expenses.

**Net Operating Income planned to be positive for 2025**

# 2025 Budget – Operating Income

OPERATING INCOME	2024 Actual	2025 Budget	vs Budget	% vs Budget
4211 MKLA Base Dues	259,978	270,720	10,742	4%
4211 MKLA Base Dues (LCRF)	74,880	74,880	0	0%
4223 New Member Fees (LCRF)	10,300	10,800	500	5%
4241 Clubhouse Rentals	3,050	3,050	0	0%
4250 Interest Income	4,085	3,000	(1,085)	-27%
4255 Interest Income (LCRF)	8,651	6,000	(2,651)	-31%
4265 Snow Removal Rebate	11,220	4,000	(7,220)	-64%
4300 Boat Registration	110	110	0	0%
All Other	315	315	0	0%
<b>TOTAL INCOME TRANSFERRED TO LCRF</b>	<b>93,831</b>	<b>91,680</b>	<b>(2,151)</b>	<b>- 2%</b>
<b>TOTAL OPERATING INCOME</b>	<b>278,758</b>	<b>280,880</b>	<b>+ 2,122</b>	<b>+ 1%</b>

## Key Drivers of Income 2024 Actual vs 2025 Budget

← Dues Combined increase due to 4 quarters (vs 3 in 2024) of dues increase to \$900

← Unpredictable; assumed 3 sales in line with previous years

← Assumed reduction in interest rates

← Unpredictable; processes in July after Harding budget approval

# Operating Expense Summary 2025 Budget

OPERATING EXPENSES	2024 Actual	2025 Budget	BUD vs 2024 \$	BUD vs 2024 %
<b>EXPENSES</b>				
5210 Administration	54,970	55,008	38	0%
5220 Beaches & Docks	22,465	25,500	3,035	14%
5250 Grounds	39,587	58,000	18,413	47%
5271 Clubhouse Operations	6,574	6,500	(74)	-1%
5272 Clubhouse Repairs & Maint	4,893	9,500	4,607	94%
5280 Roads	28,001	31,000	2,999	11%
5330 Dam Operations	5,578	6,500	922	17%
5340 Water Operations	58,043	37,500	(20,543)	- 35%
5350 Lakeshore Rental Payments	46,783	46,783	0	0%
Other	906	0	(906)	100%
<b>TOTAL EXPENSES</b>	<b>267,800</b>	<b>269,291</b>	<b>1,491</b>	<b>1%</b>

## 2024 Actual vs 2025 Budget

Multiple expense areas expected to return to previous years levels.

Water Operations benefits from no repairs expected for 2025.

**Overall expenses for 2025 budget are proposed to be slightly higher than 2024 Actual**



P&L Operating Expense Details - 2025	2024 Actual	2025 Budget	vs 2024 Actual	% vs 2024 Actual
5214 Professional Fees	7,138	7,000	-138	-2%
5215 Property Taxes	96	100	4	4%
5216 Insurance	31,708	31,708	0	0%
5217 Office Supplies & Misc. + Bank Charges	1,420	1,500	80	6%
5218 Clubhouse Utilities	11,314	11,500	186	2%
5219 Community	3,295	2,000	-1,295	-70%
<b>Website (New Line Item)</b>	<b>0</b>	<b>1,200</b>	<b>1,200</b>	<b>nm</b>
<b>5210 Administration</b>	<b>54,970</b>	<b>55,008</b>	<b>-38</b>	<b>0%</b>
5221 Beach Operations	6,396	5,000	-1,396	-22%
5222 Repairs & Improvements	0	500	500	nm
5226 Water Analysis & Treatment	16,069	20,000	3,931	24%
<b>5220 Beaches &amp; Docks</b>	<b>22,465</b>	<b>25,500</b>	<b>3,035</b>	<b>14%</b>
5251 Grounds Operations	6,789	10,000	3,211	47%
<b>5252 Tree Removal</b>	<b>4,512</b>	<b>16,000</b>	<b>11,488</b>	<b>255%</b>
5254 Tennis Court	4,623	5,000	377	8%
5255 Fall and Spring Clean-up	16,724	20,000	3,276	20%
5256 Lawn Cutting	6,939	7,000	61	1%
<b>5220 Grounds</b>	<b>39,587</b>	<b>58,000</b>	<b>18,413</b>	<b>47%</b>
<b>5271 Clubhouse Operations</b>	<b>6,574</b>	<b>6,500</b>	<b>-74</b>	<b>-1%</b>
<b>5272 Clubhouse Repairs &amp; Maintenance</b>	<b>4,893</b>	<b>9,500</b>	<b>4,607</b>	<b>94%</b>
5281 Road Operations	14,260	15,000	740	5%
<b>5285 Snow Removal</b>	<b>13,741</b>	<b>16,000</b>	<b>2,259</b>	<b>16%</b>
<b>5280 Roads</b>	<b>28,001</b>	<b>31,000</b>	<b>2,999</b>	<b>11%</b>
<b>5330 Dam Operations</b>	<b>5,578</b>	<b>6,500</b>	<b>922</b>	<b>17%</b>
5341 Quality Control & Lic Fees	22,367	25,000	2,633	12%
5342 Water Utilities	5,882	5,500	-382	-6%
<b>5343 Repair &amp; Maintenance</b>	<b>29,795</b>	<b>7,000</b>	<b>-22,795</b>	<b>-77%</b>
<b>5340 Water Operations</b>	<b>58,043</b>	<b>37,500</b>	<b>-20,443</b>	<b>-35%</b>
<b>5350 Lakeshore Rental Payments</b>	<b>46,783</b>	<b>46,783</b>	<b>0</b>	<b>0%</b>
<b>Other (Income Tax, Bank Charges)</b>	<b>906</b>	<b>0</b>	<b>-906</b>	<b>-100%</b>
<b>TOTAL EXPENSES</b>	<b>267,800</b>	<b>269,291</b>	<b>1,491</b>	<b>1%</b>

**Key Drivers of Expenses  
2024 Actual vs 2025 Budget**

*Website* No volunteers –external solution needed

*Tree Removal* Return to prior year levels

*Clubhouse Repairs and Maintenance*  
Includes flag pole repair and replacement of garbage and recycling bins

*Snow Removal* Unpredictable; in line with previous years

*Repairs and Maintenance* Excludes one-time repair from 2024

# 2025 LCRF Projects

Category	Project Name	Year Approved	Estimated Year of Spending	Estimated Cost \$
Lake, Beaches & Docks	Lake Hydrorake	2025 Vote via Inform Meeting (TBD)	2025	270,000
Lake, Beaches & Docks	Dredge Lake Permits (TBD)	2024	2025	30,000
Water	Water System Automation	2020	2025	25,000*
Water	Back-up Well Planning	2020	2025	18,000
Clubhouse	Clubhouse Stove	2025 Vote	2025	6,500

\*Updated via Board Approval from 20,000 to 25,000

Note: Projects with approval in prior years are not voted on again. Included for transparency only



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- **Long-Term Outlook - 10-year MKL Large Capital Reserve Fund (LCRF)**
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# LCRF – Capital Project 10-year forecast

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<i>Starting Balance (Prior Year Ending Balance)</i>	<b>234,428</b>	<b>25,094</b>	<b>30,426</b>	<b>28,758</b>	<b>127,878</b>	<b>213,210</b>	<b>346,542</b>	<b>479,874</b>	<b>560,994</b>	<b>579,326</b>
<b>Total Annual Contributions</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>	<b>133,332</b>
Contributions from Dues and New Member Fees	85,676	85,676	85,676	85,676	85,676	85,676	85,676	85,676	85,676	85,676
Contributions from Dam Payment repurpose	47,656	47,656	47,656	47,656	47,656	47,656	47,656	47,656	47,656	47,656
Less: Final Dam Payment	(47,656)									
<b>Annual LCRF Spending</b>	<b>(295,010)</b>	<b>(128,000)</b>	<b>(135,000)</b>	<b>(34,212)</b>	<b>(48,000)</b>	-	-	<b>(52,212)</b>	<b>(115,000)</b>	-
<i>Year End Balance</i>	<b>25,094</b>	<b>30,426</b>	<b>28,758</b>	<b>127,878</b>	<b>213,210</b>	<b>346,542</b>	<b>479,874</b>	<b>560,994</b>	<b>579,326</b>	<b>712,658</b>

2025 budgeted to end at **\$25,094** due to Hydro-raking project. This will be discussed in a special session. If any unexpected capital projects arise, use of our contingency fund may be required.

## Assumptions

**Dam Payments repurposed toward** LCRF. Will be discussed in special session in 2025

Assumes reimbursement for Well #5 starting 2025

Includes **Expected Projects** only

**Updates:** 12/31/2024 starting balance, final dam payment total and timing of state reimbursement



# 2025 LCRF Expected Projects (1 of 2)

Category	Project Name	Year Approved	Estimated Year	Estimated Cost \$	Frequency (Years)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>L. Capital expenses that are expected in the next 10 years.</b>						<b>295,010</b>	<b>128,000</b>	<b>135,000</b>	<b>34,212</b>	<b>48,000</b>	<b>-</b>	<b>-</b>	<b>52,212</b>	<b>115,000</b>	<b>-</b>
Lake, Beaches & Docks	Alum Treatment	-	2026	100,000		-	50,000	50,000	-	-	-	-	-	-	-
Lake, Beaches & Docks	Hydroraking	VOTE Special Meeting	2025	270,000	20	270,000	-	-	-	-	-	-	-	-	-
Lake, Beaches & Docks	Dredge Lake Permits (TBD)	2024	2025	30,000		30,000									
Lake, Beaches & Docks	Lake - Forepond maintenance / hydrorake	-	2028	30,000	5	-	-	-	30,000	-	-	-	-	30,000	-
Roads	Chip and Seal	-	2027	85,000	6	-	-	85,000	-	-	-	-	-	85,000	-
Water	Arsenic Filter (OPERATING)*	-	2026	48,000	3	-	48,000	-	-	48,000	-	-	48,000	-	-
Water	Paint Water Tanks	-	2026	20,000	-	-	20,000	-	-	-	-	-	-	-	-
Water	Water System Automation	2020	2025	25,000	-	25,000	-	-	-	-	-	-	-	-	-
Water	Back-up Well Planning (to be reimbursed)	2020	2025	18,000	-	18,000	-	-	-	-	-	-	-	-	-
Clubhouse	Clubhouse Sound System	-	2026	10,000	-	-	10,000	-	-	-	-	-	-	-	-
Clubhouse	Upgrade Commercial Kitchen Range	VOTE	2025	6,500	-	6,500	-	-	-	-	-	-	-	-	-
Water	Reimbursement**		2025			(54,490)									

\* Operating expense included in LCRF for transparency only

\*\* Includes Well related spending: \$36,490 from 2024 and 2025 planned of \$18,000

# 2025 LCRF Projects (2 of 2)

## 2. Capital expenses that may be needed in the next 10 years

Clubhouse	Deck Overhaul	24,000
Clubhouse	Light Post Repairs (Electrician and rotting wood)	TBD
Clubhouse	Replace Copper Turret	12,000
Clubhouse	Replace skylights (from 1990)	10,000
Clubhouse	Replace Ceiling Tile	3,000
Clubhouse	Circular Stairway Repair	TBD
Clubhouse	Floor replacement Ballroom	35,000
Clubhouse	Floor Replacement Bar & Kitchen	6,000
Clubhouse	Kitchen Refresh	15,000
Roads	Parking at Tennis Court	15,000
Water	Replace Pump House Controls	10,000

## 3. Large Capital projects with unpredictable timing for when (or if) they will be spent

Water	Replace Well 1	300,000
Water	Replace Well 4	> 300,000
Water	Replace Street Mains	4,000,000
Water	Water Tank - Interior Seal Maint & Repair	100,000
Water	Replace Water Tank 1 ( 10-20 years?)	50,000
Water	Replace Water Tank 2 (10-20 years?)	50,000
Water	Replace Water Tank 3 (10-20 years)	50,000

repairs  
road cleanup  
bill paying  
hosting  
drinking water  
trees  
party planning  
repairing  
lake management  
awesome work  
community  
mercí beaucoup  
website  
a million thanks  
greatly appreciated  
clubhouse improvements  
informing the community  
informing  
safe roads  
volunteers



**Q&A**

## DETAILED INFORMATION ON SERVICES (Information Only)



# MKL Dues fund a variety of items...supported by *volunteers*

## MKL LAKE, BEACH, DOCKS AND DAM

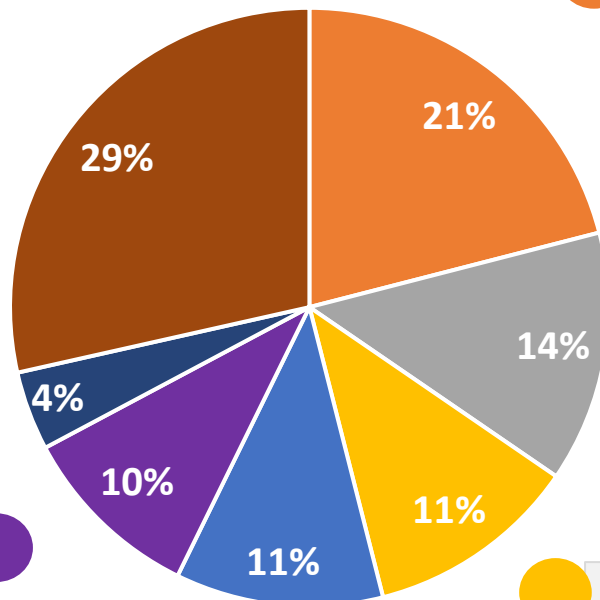
Lake water quality testing and treatments. Dock and swim float. Emergency equipment. Dredging. Dam maintenance, foliage cutback (per DEP). State required inspections. Dam loan repayment.

## ADMINISTRATION

Professional fees (legal, CPA, tax prep, etc.)

## MKL CLUBHOUSE

Clubhouse maintenance, repair and upkeep. Heating and cooling systems. Plumbing and septic system. Kitchen appliances. Commercial fire suppression system.



## MKL GROUNDS

Maintenance of 35 Community-owned properties, undeveloped lots and trees. Tennis Courts, Playground, Community Garden, Dog Park, Clubhouse Lawn, Beach Lawn and Wilner Park.

## DRINKING WATER

Daily operation and inspections of system that supplies drinking water to 96 community homes, clubhouse and storage tanks.

## INSURANCE

Liability and Property Insurance premiums

## MKL PRIVATE ROADS

Maintenance of MKL 7 Private Roads, 3 Parking areas and 2 Fire Lanes, drains and riprap. Repairs, resurfacing, snow management, leaf and debris cleanup.

## PROPERTY MGMT & BOOKEEPING \$0

Property Management and Bookkeeping **minimum** of **\$50,000 - \$75,000** in annual costs avoided through Board and community volunteers.

\*Property management benchmarks 10-20% of income (polled Nov-2023) and MKL bookkeeping proposal received of \$30,000; most likely understated.

Note: Expenses based on Proposed 2025 Budget. Dam includes Loan reported in 5350 Lakeshore Payments. Clubhouse includes 5218 Clubhouse Utilities reported within 5210 Administration.

# Detailed listing of services

## Lake, Beach and Docks

- Beach swimming area weekly quality testing during summer
- Monthly lake-wide testing for algae and water quality
- Algae and weed treatments
- Docks and swim float maintenance
- Beach Sand replenishment
- Emergency equipment and phone at Beach
- Dredging of lake, lagoon and breeder pond

## Dam (built 1929)

- Includes Loan payment of \$47,565
- Structure & spillway repairs and maintenance
- Vegetation management on back of Dam
- State required bi-annual inspections

## Community-Owned Properties

*Maintenance of 35 Community-owned property and undeveloped lots*

- Tree maintenance and removal
- Fall Clean-up
- Tennis Court, Playground, Community Garden and Dog Park maintenance
- Lawn mowing for clubhouse, beach & Wilner Park

## Drinking Water

- Daily operation of system to pump water to 96 community homes, Clubhouse and storage tanks
- System includes 4 wells, 2 pumphouses, 3 water storage tanks, pumphouse emergency generator, chlorination system and arsenic treatment system.
- State required monthly testing
- Licensed Operator to monitor system and to file required reports to State
- Street water main maintenance and repairs

## Insurance

- Liability and Property Insurance premiums

## Community's Private Roads

*Roads (Primrose, LTW, LTE, Alpine, Trail End, Elm Trl and Beach Trail), Parking (Beach, Clubhouse and Tennis Courts) and Fire Lanes (2 on West side)*

- Maintenance, repairs and resurfacing
- Snow sanding, salting and plowing
- Leaf and Debris Cleanup 2x per year
- Drains and riprap area maintenance

## Clubhouse (87-years old)

*Clubhouse building maintenance, repair and upkeep including heating and cooling systems; plumbing and septic system; kitchen appliances*

- Utilities, garbage and pest services
- Commercial fire suppression system and alarms
- Equipment and supplies for kitchen, bar, social events
- Furnishings

## Community Administration

- Professional fees (legal, CPA, tax prep, etc.)

## Other Administrative **VOLUNTARY**

- Property Management and Bookkeeping

# Detailed Board / Resident Volunteer Services Provided

## Services **estimated at \$50,000 - \$75,000\*** in costs provided **free of charge**

**Accounting and collections** – billing quarterly dues; processing payments received; paying outside vendors and contractors, maintaining financial records; annual financial reporting to members; providing member dues status for residential property transfers

**Administration** – interface with outside attorneys, CPA, insurance agent, banks, etc. for business of the Association; attend to tax filings and corporate registration filings; management of Dam/Dredge loan from the State; conduct community surveys and organize various committees for financial and long-term planning; community record-keeping

**Water system operation** – day-to-day oversight of operations; daily collection of system data at the pumphouses by team of Vital Statistics Analyzers (VSAs), interface with our outside professional Licensed Operator; retention/oversight of contractors for construction and repair projects

**Community communications** – MKL Website management; various notices, minutes and communications prepared and distributed to residents

by hand, electronically and call-'em-all systems; community newsletter

**Road DPW-type services** – monitoring road conditions; retention/oversight of outside contractors for repairs and resurfacing projects and for water main leak repairs; retention/oversight of winter salting, sanding, and snow plowing services; file for Town reimbursement of certain snow plowing costs

**Grounds maintenance** – resident fall and spring roads and grounds cleanups, and spring beach cleanup; retention/oversight of outside lawn services, arborists and tree services; Environmental Stewardship Committee (ESC) monitoring of conservation easement properties and invasives control

**Clubhouse maintenance** – monitoring of structure, systems and utilities; retention/oversight of repair contractors, cleaning services, pest control, utilities, trash pickup, etc.; volunteer construction, painting and cleaning projects; creation/maintenance of history archives room for MKL records; purchasing supplies to equip kitchen and bar

**Recreational facilities management** – retention/oversight of outside testing and treatment contractors to manage Lake water quality; interface with Town Health Dept. for annual beach inspection; supervision of community garden; repairs to playground; retention/oversight of tennis court services

**Dam management** – retention/oversight of outside engineers for biannual State-mandated inspection; management of periodic lake lowering; retention/oversight of repair and landscaping services to maintain dam condition

**Community Safety** – resident summer road patrol

**Social Activities** – planning and organizing a year-round calendar of parties and social events at the Clubhouse; managing the Bar and the Country Club's liquor license; stocking the Bar; processing sales tax payments to the State

\*Property management benchmarks 10-20% of income (polled Nov-2023) and MKL bookkeeping proposal received of \$30,000; costs likely to be higher since services provided unique vs typical HOA.