

# 2024 Budgeting Process & Budget

The following methodology was used by the Board in preparing the 2024 LCC budget. By doing so, the Board established a process by which all expenditures and accruals for future use could be evaluated, tested and subsequently allocated to, or removed from, the relevant budget lines. The result is a budget that is balanced without relying on the use of operational fund savings, provides clarity to the membership, reflects the long-term strategic priorities for the community and continues the process of fully funding our reserve requirements.

## 1. State Governing Principle

*To maintain and improve the corporate assets of Ken Lake in order to preserve its status and appearance as premier residential community.*

## 2. Identify and Rank Strategic Objectives in Alignment with Our Governing Principle

*Sound fiscal stewardship of our assets and organization  
Covenant enforcement  
Lake health and Development of a strategic lake management plan  
Security*

## 3. Budget According to Ranked Priorities--top priorities given first consideration

## 4. Set 2024 assessments according to adjusted and reviewed budget.

### **2024 Assessments on ALL lots will continue to be \$180.00 per quarter.**

This represents an assessment that is the same as 2023. For 2024, \$81,000 is budgeted for contribution to the Reserve Fund based on a modified full funding projection which will put LCC on to the Projected Full Funding Schedule. No special assessments are planned for 2024. This amount does not provide for lake mitigation and will be adjusted as the actual costs of this project become known. Our lake committee has studied the alternatives and is currently of the mind that dredging the lake will not be required.

**The Budget Ratification Meeting will take place at 6 pm, November 16, 2023, via Zoom.**

### **Reserve Study Update:**

Washington State Law requires homeowner associations to have a Reserve Study which is “supplemental to the associations operating and maintenance budget. In preparing a reserve study, the association shall estimate the anticipated major maintenance, repair and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget.”

Our 2024 Reserve Study was prepared by CEDCORE and meets the requirements of RCW 64.90.550.

	A	B	D
1	<b>Lakemoor Community Club</b>		<b>2024</b>
2	<b>Statement of Revenues and Expenses</b>		<b>BUDGET</b>
3			
4	<b>INCOME</b>	Annual Assessment per Lot	\$720
5	300000	Assessments to Operating Budget	110/QTR
6	300000	Assessments to Reserve Fund	70/QTR
7		<b>TOTAL ASSESSMENTS</b>	<b>\$208,080</b>
8	300600	Boat Tags	\$1,500
9	300610	Yard sale	\$700
10	300620	Garden Plot payments	\$300
11	300200	Fines and Penalties	\$2,000
12	300300	Late Fees	\$1,000
13	300500	Interest - Operating Fund	\$4,400
14	300630	Carry over prior years unspent budget items	\$24,000
15			
16	<b>TOTAL INCOME</b>		<b>\$208,080</b>
17			
18	<b>EXPENSES</b>		
19	<b>CORPORATE COSTS</b>		
20	401600	Miscellaneous Expenses	\$500
21	401700	Bad Debt Write-off	\$1,000
22	400200	Postage	\$1,600
23	402601	Document Storage Fee	\$300
24	403103	PO Box	\$400
25	403104	Commnity Involvement Scholarships	\$500
26	403105	Community Sign Mgmt	\$250
27	403106	Printing/Copying	\$900
28	403107	Welcome packet	\$100
29	400800	License + Permits	\$40
30	400890	Industrial Insurance	\$500
31	400000	Association Management Fees	\$21,675
32	400050	Admin Services	\$500
33	400100	Supplies - Base Fee - Excluding Postage	\$3,700
34	403109	Corporate Clerk	\$7,200
35	400450	Tax Prep	\$3,000
36	400500	Legal Fees - General	\$10,000
37	400600	Legal Fees - Collections	\$5,000
38	400400	Audit Fees	\$1,500
39	403110	Compliance Inspections - Gas	\$550
40	401500	Reserve Study Fees	\$1,000
41	400700	Insurance Corporate	\$5,000
42	403111	Real Estate Taxes	\$800
43		<b>TOTAL Corporate Costs</b>	<b>\$66,015</b>
44			
45			
46			

	A	B	D
47	COMMUNITY ACTIVITIES		
48	403114	Easter Egg Hunt	\$400
49	403115	July 4th Parade and Picnic	\$1,600
50	403116	Fall Festival	\$700
51		Other Events and Supplies	\$725
52		<b>Music in the Park</b>	\$1,200
53		<b>Holiday Hayride</b>	\$60
54		<b>Movie Night</b>	\$200
55	403118	Disaster Preparedness	\$150
56	403117	Trout Stocking	\$2,200
57	403119	Fishing Derby	\$200
58		<b>Total Community Activites</b>	<b>\$7,435</b>
59			
60	<b>EXPENSES</b>		
61	<b>MAINTENANCE</b>		
62	401090	Maintenance Coordination - Common Area Manager	\$10,800
63	401007	Equipment Maintenance	\$800
64	401101	Vegetation Mgmt (Landscaping)	\$1,500
65	401202	Lawn Care	\$2,000
66	401102	Garden Plot Maintenance	\$300
67	401300	Irrigation Maint	\$300
68	401001	Routine Maint	\$3,000
69	401107	Weed Control (Lake)	\$8,000
70	401104	Lake Monitoring	\$2,000
71	401105	Urban Forest	\$2,000
72	401106	Sanitation portable toilets	\$5,000
73	400935	Trash and Dog Poop Station Mgmt	\$1,200
74	402300	Goose Control	\$500
75	TBD	Arborist/Tree Maintenance in Parks	\$5,000
76		<b>Total Asset Maintenance</b>	<b>\$42,400</b>
77			
78	<b>SECURITY</b>		
79	402410	Security Officer Contract	\$13,200
80	402411	Safety Enhancements	\$3,000
81	402412	Mileage for Security Officer	\$2,000
82	402413	Security Officer Cell + Communications	\$1,300
83	402414	ID Bracelets	\$500
84		<b>Total Security</b>	<b>\$20,000</b>
85			
86	<b>UTILITIES</b>		
87	400920	Electricity	\$500
88	400910	Water	\$9,000
89	400950	Stormwater	\$1,000
90	400930	Trash removal	\$2,000
91		<b>Total Utilities</b>	<b>\$12,500</b>
92			

	A	B	D
93		<b>TOTAL OPERATING EXPENSES</b>	<b>\$148,350</b>
94			
95		<b>COMMON AREA IMPROVEMENTS</b>	
96			
97	401610	Boat Rack	\$5,000
98		<b>Total Common Area Improvements</b>	<b>\$5,000</b>
99			
100			
101		<b>Transfer to Reserve Fund</b>	<b>\$81,000</b>
102			
103		<b>TOTAL EXPENDITURES</b>	<b>\$234,350</b>
104			
105		<b>NET INCREASE (DECREASE) IN OPERATING FUND BALANCE</b>	<b>-\$26,270</b>
106			
107		<b>Lakemoor Community Club - Reserve Fund</b>	
108		<b>Statement of Revenues and Expenses</b>	
109			
110			
111		<b>RESERVE FUND</b>	
112		<b>TRANSFER FROM OPERATING FUND</b>	<b>\$81,000</b>
113		<b>RESERVE FUND INTEREST anticipated</b>	<b>\$8,517</b>
114		Asphalt Seal	\$6,340
115		Refurbish Gravel	\$2,430
116		Lakeshore abatement	\$30,000
117			
118		<b>TOTAL RESERVE EXPENDITURES</b>	<b>\$38,770</b>
119			
120		<b>NET INCREASE (DECREASE) IN RESERVE FUND BALANCE</b>	
121		Current Reserve Fund Balance	<b>\$255,817</b>
122		Increase	\$89,517
123		Anticipated expenditures	\$38,770
124		2024 Balance	<b>\$306,564</b>
125			
126		<b>Bank Account Balances September 30, 2023</b>	
127		Operating Checking: \$116,778	Reserve Fund Checking: \$55,334
128		Petty Cash Checking: \$ 9,940	Reserve Fund Petty Cash: \$0
129		Operating CDs: \$100,966	Reserve CDs: \$200,483