



SCOTT LAKE
MAINTENANCE
BUDGET PROPOSAL

MAY 2023- APRIL 2024

Water

- NWS billing includes current/previous usage of cubic feet (CF) used during billing cycle.
- Meter reader records current read from your meter and that CF reading is used to calculate your monthly water billing.

Rates

- Current monthly rate is \$75 is for 1st 700 Cubic Feet
 - \$10 goes directly to Replacement Reserve (RR)
 - A minimum of 5% of the (\$65) is also put into Replacement Reserve
- Non-metered lots/no water connection = \$10 monthly (89 lots) and contributes to the replacement reserve.
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HOA

- Maintenance repair and upkeep of common areas.
- \$40 each month is assessed to maintain all common areas and upkeep.



If there is remaining money from expenses in either category - placed in the Replacement Reserves

Reserves (both Water and HOA) is allocated for Capital Improvements

Both Water and HOA reserve money is not part of the general operating expenses

WHAT IS A BUDGET?

- A budget is a **plan for how much money you make and spend over a certain period of time**, such as a month or year.
- A budget can include different types of income and expenses, as well as other impacts and resources.
- A budget can help you express your goals and strategies in measurable terms and show whether you have a surplus or a deficit in your managed running of SLMC business.



SLMC Fiscal Year – May 1, 2023 – April 30, 2024

ASSESSMENTS

INCOME FROM HOA FEES & WATER FEES

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
4000 ASSESSMENTS													
4001 HOA Fee	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	336,000.00
4002 Water Income	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	456,000.00
4003 Non-Metered Lot Water Reserve Assmt	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	870.00	890.00	890.00	10,660.00
4050 Replacement Reserve Assessment	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	6,300.00	75,600.00
Total 4000 ASSESSMENTS	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,190.00	\$ 73,170.00	\$ 73,190.00	\$ 73,190.00	\$ 878,260.00

MISC INCOME

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
zMISC INCOME													
4203 Community Center Rentals	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4205 Park Shelter Rental	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4206 Late Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4207 Connection Transfer Fee (CTF)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4210 Cell Phone Site & Tower Lease	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4801 Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4910 Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4950 Boat Ramp Keys	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
4960 Interest Income	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
Total zMISC INCOME	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 5,255.00	\$ 63,060.00

TOTAL YEARLY INCOME – 2023-2024
ASSESSMENTS AND MISC EXPECTED INCOME

Water Income

- Water Fees - \$456,000.00
- Non-Metered Lots - \$10,660.00
- Replacement Reserves - \$70,800.00
- Misc Income - \$31,530.00

HOA Income

- HOA Fees - \$336,000.00
- Misc Income - \$31,530.00

SLMC Account Balances

As of February 2023

Checking Account - \$78,486.73
Money Market Reserve Acct - \$1,967,963.38
Savings Account - \$12,324.19

Misc Income is split between Water and HOA expenses

Water income is spent on water expenses and HOA income is spent on HOA expenses

WHAT ARE EXPENSES?

- Expenses are used to pay for day-to-day operations of the HOA and Water System,
- Many expenses are paid from both Water and HOA income because those costs support functions that benefit both the Water and HOA, for instance, staff time and office operations support both Water and HOA.
- We have set up categories, called classes, within our accounting system so we can identify each expense and what part of the community that expense is applied to. These expenses are further identified by a line-item expense in QuickBooks.
- ***HOA Operations include Park/Ballfield/Community Center, repair and normal maintenance to existing amenities/common areas.***
- ***HOA Reserves – Capital Projects – new concrete by park shelter, bathrooms, etc.***
- ***Water Operations include chemicals, billing, yearly reports, repair and maintenance, water system repairs, etc.***
- ***Water Reserves – Capital Projects – i.e, remaining isolation water clusters, upgrading meters, bladder tanks at reservoirs, etc.***

OFFICE/GENERAL EXPENSES

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5200 Office													
5210 Office Supplies	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
5215 Office Equipment	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5220 Software/Subscriptions	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5525 Printing Costs	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5525.1 Special Printing Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
5530 Postage and Shipping	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total 5200 Office	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 7,550.00	\$ 24,600.00
5500 General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5505 Community Center Rental Refunds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5515 Event Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	5,000.00
5552 Bank Service Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5510 Licenses and Permit	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5550.3 Voided Pmnts from NWS/Chargebacks	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5503 Insurance	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
5520 Meetings & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5720 Community Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total 5500 General Expense	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 7,800.00	\$ 2,950.00	\$ 38,600.00

GENERAL & PROFESSIONAL EXPENSES

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5500 General Expense				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5505 Community Center Rental Refunds	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5515 Event Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	4,000.00
5552 Bank Service Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5510 Licenses and Permit	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5550.3 Voided Pmnts from NWS/Chargebacks	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5503 Insurance	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
5520 Meetings & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1000.00
5720 Community Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total 5500 General Expense	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 7,800.00	\$ 2,950.00	\$ 38,600.00
5570 Professional Services												0.00	
5571 Financial	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5572 Accountant	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5573 Janitorial Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5574 Legal	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
5575 Consultants	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5578 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5570 Professional Services	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00

UTILITIES

POWER/PHONE/GARBAGE

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5800 Utilities													
5801.1 Electricity A Community Center	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5801.3 Electricity D Park	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
5801.4 Street Lights	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00
5801.5 Power for Pumping	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
Total 5801 Electricity	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 3,325.00	\$ 39,900.00
5802 Phone/Internet	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5803 Security System	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5804 Propane	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
5805 Waste Management	500.00	500.00	500.00	500.00	500.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	4,600.00
5806 Sani Cans	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Total 5800 Utilities	\$ 4,545.00	\$ 4,545.00	\$ 4,545.00	\$ 4,545.00	\$ 4,545.00	\$ 4,345.00	\$ 4,345.00	\$ 4,345.00	\$ 4,345.00	\$ 4,345.00	\$ 4,345.00	\$ 4,345.00	\$ 53,140.00

EMPLOYEE EXPENSE

PAYROLL/MILEAGE REIMBURSEMENT

2 full time and 1 part time meter read employee

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5330 Payroll Expenses	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	132,000.00
5333.2 Employee Insurance	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
5755 Payroll Taxes	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5340 Mileage Reimbursement	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total 5300 Employee	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 13,700.00	\$ 164,400.00

Monthly Salaries
 Executive Secretary - \$4500
 Maintenance/Facilities - \$4800
 Meter Reading - \$700 per month

HOA REPAIRS AND MAINTENANCE

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5600 Repairs and Maintenance													
5601 Community Center	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5602 Maintenance - Park	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5604 Maintenance Equipment	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
5605 Building and Repair	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5606 Vehicle Maintenance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total 5600 Repairs and Maintenance	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 51,000.00

WATER EXPENSES

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5900 Water													
5901 Water Building Maint.	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5905 Water Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5910 Water Operator	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
5920 Water Testing	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5931 Water Reports	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
5930 Water Utility Billing	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	56,400.00
5940 Water System Chemicals	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
5960 System Repairs	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	74,400.00
Total 5900 Water	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,225.00	\$ 14,325.00	\$ 14,225.00	\$ 14,225.00	170,800.00

TAXES

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Total
5750 Taxes													
5751 Public Utilities Tax	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
5752 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00
5753 Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Total 5750 Taxes	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,250.00	\$ 3,000.00	\$ 9,000.00	\$ 42,250.00

WHAT ARE CAPITAL EXPENDITURES

Capital expenditures are money that is spent on long-term assets.

Operating expenditures are money that is spent on things that are used in the day-to-day operations of the business.

2023-2024 PROPOSED WATER CAPITAL PROJECTS

Water



- Repair as needed and paint all Water System Buildings - \$15,000
- Remaining isolation valve clusters (5) – \$79,500.00
- Repair leaking valve at steel reservoir adjacent to bladder tanks -\$2000
- Inspect and repair (as needed) valves at blow offs (20 ea) – \$20,000
- Replace pneumatic tank air compressor - \$2,500
- Replace 4 of the 12 bladder tanks at steel reservoir (Champion) – \$4,000
- Misc Parts Inventory - \$5,000
- Unanticipated Miscellaneous Capital Repairs - \$20,000
- 150 New Meters - \$75,000
- Fire Hydrant at Steel Reservoir (Champion) \$5000

Total \$228,000

2023-2024 PROPOSED COMMON AREA CAPITAL PROJECTS

Community Center

- Heat Pump Repairs - \$4,000
- New tables for Community Center - \$2,000
- Community Center Doors replacement - \$2,000

Total \$51,000

Common Areas

- Walkway – replace asphalt on both sides of bridge - \$20,000 and the cracked asphalt at beginning of walkway (by Trevue)
- Paint Outside Community Center - \$10,000
- Rock for driveway and inside Site I - \$5,000
- Irrigation at ballfield - \$3,000
- Rapid Notification Software - \$5000 (Notification to residences about water breaks, shutdowns, repairs, and boil notices, etc.)



2023-2024 PROPOSED PARK CAPITAL PROJECTS

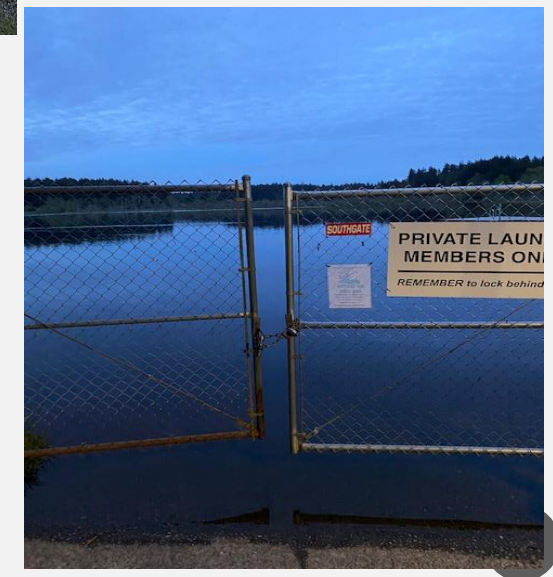
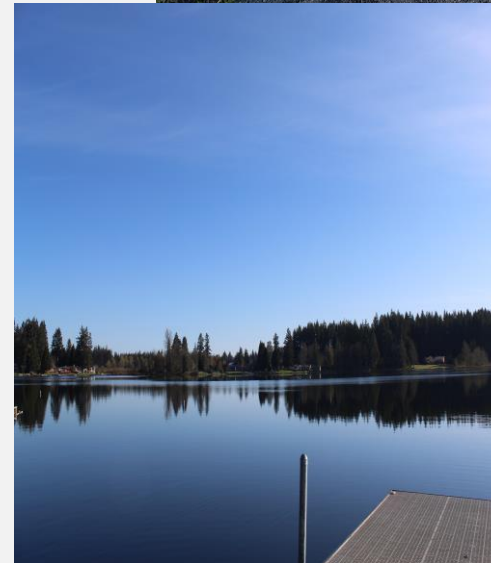
- **Concrete Replace around Park Shelter - \$10,000**
- **Tennis/Basketball/Pickle Ball Court - \$10,000**
- **Tables/benches/BBQ's - \$10,000**
- **Floating Dock - \$10,000**

- **\$40,000**

SLMC AND THE IMMEDIATE FUTURE

- **For the fiscal year 2023 – 2024 (May 1 – April 30) your Board of Trustees is not proposing raising HOA and Water Assessments.**
- Your Board of Trustees has been working diligently to simplify our financial information and to keep clear records of the financial information. As we move forward, we will be continually looking for ways to save. Our audit indicated that SLMC finances met general accounting practices with suggestions on improving accounting procedures.
- *What matters most to your Board of Trustees is to manage the assets and resources of the community in a fiscally sound manner; while being transparent in all actions that will create an excellent and trusting relationship with our community.*

OUR BEAUTIFUL SCOTT LAKE COMMUNITY



EVENTS AT SCOTT LAKE COMMUNITY

- Easter Egg Dash
- Pancake Breakfast
- Fishing Derby
- Easter Day sunrise service



SLAMS – Scott Lake Active Mens Club
HERS Club
Garden Club

Join Us:
Open to all
Residents

