



Board of Directors Meeting

**Fiscal Year 2024
Budget Presentation**

Sunday, February 19, 2023

Budget Committee

- **Chair: Tom Tompkins**
- **Kathy Berkheimer**

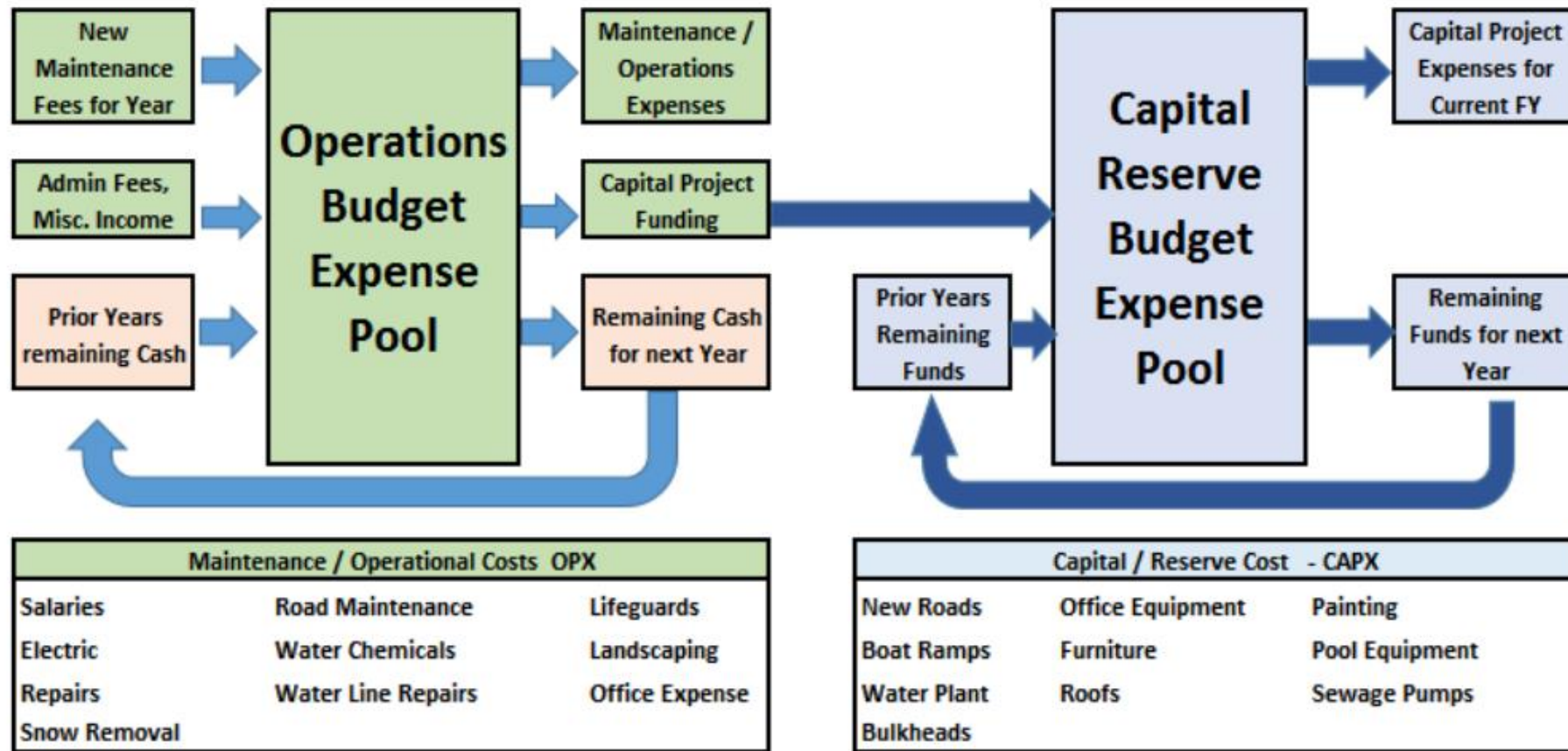
- **Wilma Denton, Treasurer**

Budget Process

- **No new changes to accounting processes or accounts in 2023**
- **Budget Committee held multiple meetings to prepare supporting data, projections, and worksheets**
- **Committee then conducted meetings with all Committee Chairs and Board Members reviewing all expenses and revenue sources by category**
- **After a 1-week break to conduct additional review and adjustment, the group met again to finalize expenses and revenue**
- **Categorized expenses were then totaled to determine the cost of operating the community.**
- **Income from non-maintenance fees were estimated.**
- **Total anticipated expenses minus non-maintenance fee income determined remaining income required. That was divided by 606 lots to set the recommended FY 2024 Maintenance Fees**
- **Today, the Budget Committee presents its final recommendation to the Board for Approval**

S.K.C.A. Budget & Flow of Dollars

* from Jeff M.'s 2023 presentation



Budget Expense Summaries:

400 SALARIES/BENEFITS		
400.1 Payroll	\$	53,744
400.** Payroll Taxes	\$	3,200
Total 400 SALARIES/BENEFITS	\$	56,944

410 INSURANCE		
410.1 Property and Liability	\$	14,195
410.2 Workman's Compensation	\$	383
410.3 Other Insurance	\$	200
410.4 Flood Insurance	\$	2,722
Total 410 INSURANCE	\$	17,500

420 Taxes/Donations/Service Charges		
420.1 Donations	\$	500
420.10 Licenses and Permits	\$	125
420.12 Property Taxes	\$	5,000
420.75 Misc. Expense	\$	800
Total 420 Taxes/Donations/Service Charges	\$	6,425

421 Office		
420.4 Office Supplies	\$	1,700
420.5 Office Telephone/Internet	\$	4,400
420.7 Office Equip.Repairs/ Lease	\$	3,000
427 Internet/Clubhouse	\$	1,380
420.5 Web master/services	\$	550
Total 421 Office	\$	11,030

425 TRASH REMOVAL		
425.1 Trash Collection	\$	127,338
Total 425 TRASH REMOVAL	\$	127,338

430 PROFESSIONAL FEES		
420.2 Accounting	\$	3,000
430.1 Legal/Professional	\$	5,000
Total 430 PROFESSIONAL FEES	\$	8,000

440 GROUNDS MAINTENANCE		
440.1 Lawn Care	\$	2,500
440.2 Flower/shrubs/misc	\$	6,000
440.3 Snow Removal	\$	1,600
Total 440 GROUNDS MAINTENANCE	\$	10,100

450 Community Correspondance		
450.1 Printing & Duplicating	\$	500
450.2 Postage & Bulk Mail	\$	1,000
450.3 One Call	\$	2,900
Total 450 Community Correspondance	\$	4,400

460 Community Center/Clubhouse		
460.1 Misc. Expense/Clubhouse	\$	3,500
460.2 Cleaning Svcs	\$	9,600
460.3 Exterminator	\$	550
Total 460 Community Center/Clubhouse	\$	13,650

463 Utilities		
463.1 Electricity		
420.81 6423001 - Street Lights	\$	8,822
420.82 6441101 - Street Lights	\$	10,970
460.4 6447401 - Clubhouse/Pool	\$	5,090
460.5 6961201 - Community Bldg.	\$	3,393
480.4 11498300 - Playground	\$	340
500.04 6454401 - Electric Office Water	\$	3,393
500.05 6483701- Entrance Lights	\$	792
500.06 6961301 - Wtr. Plt. & Mai	\$	7,125
500.31 6451501 - Lift Stations	\$	509
500.32 6447401L - Lift Station	\$	283
500.33 8235600 - Lift Stations	\$	481
500.34 6392101 - Lift Station	\$	509
500.35 1387600 - Lift Stations	\$	366
Total 463.1 Electricity	\$	42,073
500.4 Gas		
460.6 Gas / Clubhouse	\$	227
500.11 Gas/Water Building	\$	1,583
Total 500.4 Gas	\$	1,810
Total 463 Utilities	\$	43,883

470 NOMINATING		
Postage/mailing for election	\$	660
470.1 Election Monitor	\$	6,600
Total 470 NOMINATING	\$	7,260

Budget Expense Summaries:

480 RECREATION	
480.2 Pool Maintenance	
408.22 Furniture	\$ 2,030
480.21 Lifeguards	\$ 48,000
480.3 Misc Recreation	\$ 470
Total 480 RECREATION	\$ 50,500

Total Operating Expenses = \$490,788

490 SECURITY	
490.3 Absolute Security monitoring	\$ 1,000
490.4 Security Maintenance	\$ 5,000
Total 490 SECURITY	\$ 6,000

500 MAINTENANCE	
500.01 Misc. Maintenance	\$ 22,000
500.07 Sewer	\$ 6,000
500.08 Water Service	\$ 17,000
500.09 Water Plant Monthly Ops. Services	\$ 16,800
500.11 Water Plant Prevent. Maint. Contract	\$ 6,240
500.12 Chemicals/Consumables	\$ 5,960
500.14 Distribution System Repairs	\$ 6,800
500.81 Salt	\$ 33,000
500.83 Water Report/Utilities	\$ 1,200
500.13 Wells & Plumbing	\$ 5,000
Total 501 Vehicle Expense	\$ 1,500
Total 500 MAINTENANCE	\$ 121,500

Capital/Reserve Contingency	\$ 6,258
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Budget Expense Summaries:

Income Total	\$	635,788	
Operating Expenses			
400 SALARIES/BENEFITS	\$	56,944	11.6%
410 INSURANCE	\$	17,500	3.6%
420 Taxes/Donations/Service Charges	\$	6,425	1.3%
421 Office	\$	11,030	2.2%
425 TRASH REMOVAL	\$	127,338	25.9%
430 PROFESSIONAL FEES	\$	8,000	1.6%
440 GROUNDS MAINTENANCE	\$	10,100	2.1%
450.1 Printing & Duplicating	\$	4,400	0.9%
460 Community Center/Clubhouse	\$	13,650	2.8%
463 Utilities	\$	43,883	8.9%
470 NOMINATING	\$	7,260	1.5%
480 RECREATION	\$	50,500	10.3%
490 SECURITY	\$	6,000	1.2%
500 MAINTENANCE	\$	121,500	24.8%
Capital/Reserve Contingency	\$	6,258	1.3%
Total Operating Expenses	\$	490,788	
Capital Project/Reserve Funding	\$	145,000	
Total Budgeted Expenses	\$	635,788	

Budget Income Summary

Income:

346 Maintenance Fee	\$	604,788
350 Rental Income	\$	1,000
360 Home Resale Package	\$	4,000
365 Resale Administrative Fee	\$	2,000
7059 Construction	\$	10,000
Misc./Fobs/Pool	\$	1,000
Late Fees	\$	1,000
2022/2023 Carryover	\$	12,000
Total Income	\$	635,788

Total Operating Expenses	\$	490,788
Capital Project/Reserve Funding	\$	145,000
Total Budgeted Expenses	\$	635,788

Fiscal Year 2024 Maintenance Fee

Fee Per Lot	\$	998
Number of Lots		606
Total Maintenance Fee	\$	604,788

Increase over FY 2023	\$	68.40
Percent Increase		7.4%
\$ Increase Per Month	\$	5.70



**Thanks for your
Attention!**