

(MCL)

Montclair POA
Operation Budget
May 01, 2024 - April 30, 2025



	2024-2025 PROPOSED BUDGET	2023-2024 APPROVED BUDGET	REMARKS
INCOME:			
ASSESSMENTS:			
ASSESSMENT INCOME	\$ 3,702,720	\$ 3,286,164	Proposed - 960.00
COMMERCIAL ASSMT	7,653	7,631	
TRASH ASSESSMENT	434,376	-	Extra Assessment/Also an expense line.
TOTAL ASSESSMENT INCOME	\$ 4,144,749	\$ 3,293,795	
ACTIVITIES INCOME:			
ACTIVITIES INCOME MONTCLAIR DAY	6,000	6,000	Updated plan for Montclair Day will scale back event, with anticipated revenue between \$5-6k.
ACTIVITIES INCOME OKTOBERFEST	15,000	8,000	New cost structure for the fall event is forecasted to bring in between \$15-25k. Pending approval by CEC, and BOD.
ACTIVITIES INCOME OTHER ACTIVITIES	4,000	3,500	Additional events are being proposed to increase revenue outside of the big events and traditional markets.
TOTAL ACTIVITY INCOME	\$ 25,000	\$ 17,500	
OTHER INCOME:			
INTEREST INTEREST	25,000	22,000	Based on 3 year average, with understanding of higher rates currently
LATE CHG INCOME	60,000	58,000	Based on 3 year average
LEGAL CHG INCOME	40,500	30,000	Based on at least 30% success rate per historical collection rates provided by SMM
MISC INC OTHER	9,000	9,000	Based on 3 year average
MISC INC ADVERTISING	75,000	60,000	Projected based on extrapolation of current revenue per the increase in ad pricing approved at the Feb.2023 BOD meeting to start in FY24.
MISC INC VIOLATION FEES	25,580	20,000	Based on 3 year average
MISC INC RESALE DISCL CHGS	43,430	50,000	Based on 3 year average
MISC INC RESALE INSPEC CREDIT	27,100	25,000	Based on 3 year average
MISC INC BOAT REGISTRATION	5,000	4,000	Based on current annualized projections.
MONTHLY ASMT SVC CHG	49,000	47,500	Based on current annualized projections.
CLUBHOUSE/REC INCOME	7,300	-	Concession Stand projected revenue
TOTAL OTHER INCOME	\$ 366,910	\$ 325,500	
TOTAL INCOME	\$ 4,536,659	\$ 3,636,795	
EXPENSES:			
ADMINISTRATIVE:			
OFFICE EXPENSE SUPPLIES	8,000	8,000	
OFFICE EXPENSE OFFICE EQUIP MNT	12,000	12,000	

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MISC ADMIN POSTAGE	18,000	15,000	Recommend nominal increase per BOD approved printing welcome letters for new owners.
MISC ADMIN PRINTING/COPYING	16,000	15,000	Rate increase took effect.
MISC ADMIN RESALE DISCLOSURES	45,000	50,000	Recommend nominal increase per BOD approved printing welcome letters for new owners.
MILEAGE REIMB	6,000	6,000	Per 3 year average
PHONE/INTERNET	14,100	14,100	Recommend no change per 3 year average and actualized projections.
OFFICE EXPENSE COMPUTER MNT	3,000	2,700	
BANK CHARGES	4,000	3,500	
DUES & SEMINARS	11,550	11,150	Per verification of subscription renewals.
COUPON BOOKS	25,500	25,071	
MISC ADMIN OTHER	2,000	2,000	
UNIFORMS/MATS CONT	3,000	3,000	
TOTAL ADMINISTRATIVE	\$ 168,150	\$ 167,521	
PROFESSIONAL SERVICES:			
LEGAL GENERAL	250,000	55,000	Per approved BOD resolution to file civil litigation.
LEGAL COLLECTIONS	150,000	135,000	Per current actualized projections, review of pending cases with legal
AUDIT/TAX PREP	11,500	11,000	Based on current engagement letter
TRASH REMOVAL TRASH REMOVAL	434,376	-	Per BOD approved agreement with Disposal Services thru FY26. SF/mo=\$15.95, TH/mo(WETA)=\$13.50, plus \$5/mo per unit for PWC landfill fee
GROUPS MAINTENANCE GROUNDS MAI	161,000	160,000	Per pricing in existing contract. In final year of contract. Adjusted for culvert and invasive costs, removed aux. spillway landscaping.
MANAGEMENT FEES	1,179,090	1,163,676	Per pricing scheduled in current agreement.
SECURITY CONTRACT	70,000	70,000	Awaiting Safety committee updates.
TOTAL PROFESSIONAL SERVICES	\$ 2,255,966	\$ 1,594,676	
TAXES:			
PERSONAL PROP TAXES	4,000	4,000	
TOTAL TAXES	\$ 4,000	\$ 4,000	
INSURANCE:			
WORKERS COMPENSATION	948	1,001	
INSURANCE D&O POLICY	12,164	11,295	
INSURANCE VEHICLE	10,016	9,486	
INSURANCE BOND & CRIME	3,859	3,715	
INSURANCE LIABILITY & COMM'L	150,069	140,522	
INSURANCE UMBRELLA POLICY	49,483	47,436	
INSURANCE MASTER	4,679	-	- Cyber Liability
INSURANCE FEE	1,000	1,000	Numbers per recent proposal by Brown's Insurance

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TOTAL INSURANCE	\$ 232,218	\$ 214,455	
ACTIVITIES:			
ACTIVITIES MONTCLAIR DAY	8,500	25,000	Event itinerary proposed to be scaled back to be a kid's fest, eliminating need for permitting, overnight security, and outsourced labor.
ACTIVITIES JULY 4TH	28,400	28,000	Increase due to rise in costs for security and permitting.
ACTIVITIES OKTOBERFEST	16,000	25,000	Rebranded as Octobrewfest, requires no permitting, no overnight security, or outsourced labor.
ACTIVITIES MISC ACTIVITIES	37,100	20,500	Includes budget for additional events to be added to the schedule by CEC, and a misc. budget of \$3,750 for any necessary but unbudgeted expenses.
TOTAL ACTIVITIES	\$ 90,000	\$ 98,500	
NEWSLETTER:			
NEWSLETTER LAYOUT	800	800	
NEWSLETTER POSTAGE	10,600	10,500	Extrapolated based on actuals and rising cost of postage.
NEWSLETTER PRINTING	80,000	75,000	Extrapolated based on actuals and rising cost of printing.
TOTAL NEWSLETTER	\$ 91,400	\$ 86,300	
BOARD/COMMITTEE/ANNUAL MTG:			
MEETING EXPENSE	23,500	20,500	Based on renewal of SBS contract, and ancillary expenses for hosting hybrid and in-person BOD meetings.
TOTAL BOARD/COMM/ANNUAL MTG	\$ 23,500	\$ 20,500	
COMMON AREA MAINTENANCE:			
COMMON AREA MNT SNOW CLEARING	2,000	2,000	
LANDSCAPING TREE MNT	50,000	50,000	
PET STATION MNT	5,500	5,500	
COMMON AREA MNT COMMON AREA MAINT	90,000	36,500	Address invasive species and other abatement issues in common areas to comply with county ordinances.
TRUCK/VAN MNT TRUCK/VAN MAINT	4,500	4,500	Exploring options to perform inspections in these areas (drones, etc.)
EQUIPMENT MNT/RENTAL	5,500	4,000	
TRUCK/VAN MNT VEHICLE GAS/OIL	10,000	9,720	
PLAYGROUND MAINT	10,000	2,500	Engineering costs to address playground deficiencies
TOTAL COMMON AREA MAINT	\$ 177,500	\$ 114,720	
COMMUNITY FACILITIES:			
ELECTRICITY COMMUNITY CENTER	12,000	12,000	
ELECTRICITY SITE LIGHTS	4,700	4,500	

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UTILITIES SITE LIGHTS/FOUNTAIN	2,100	2,000	
UTILITIES COMM CTR WATER	2,600	2,500	
SECURITY PROGRAM RECREATION GUARDS	103,000	83,850	Based on anticipated increase to St. James contract
COMMUNITY FACILITIES RECREATION TAGS	3,200	3,200	
COMMUNITY FACILITIES EQUIPMENT RENTAL	8,500	8,500	
COMMUNITY FACILITIES LIFEGUARDS	182,415	215,000	Based on demands of the lifeguard contract and anticipated increase from St. James
COMMUNITY FACILITIES SUPPLIES/EQUIPMENT	4,000	4,000	
COMMUNITY FACILITIES JANITORIAL/RESTROOM	11,850	11,400	Contract built in 4% increase at automatic renewal every year.
FIRE & SAFETY FIRE & SAFETY	2,500	1,150	Based on increased maintenance issues with access control and fire alarm panel. Concession Stand Supplies, offset by revenue
MISC ADMIN CLUBHOUSE EXPENSE	5,100	-	
TOTAL COMMUNITY FACILITIES	\$ 341,965	\$ 348,100	

LAKE MAINTENANCE:

DAM INSPECTION	14,000	3,400	Price based on updated contract with AMT Engineering and the inclusion of a periodic dive inspection of primary sluice gate, starting FY25.
LAKE MAINTENANCE DAM INSPEC/MINOR RPR	19,000	19,000	Suggest keeping unchanged due to various repairs needed on the dam. Testing costs expected to remain the same for FY25
LAKE MAINTENANCE ECOLOGY	11,500	11,000	Confirmed with vendor, no increase to contract for FY25. Additional \$21,200 for spillway landscaping per BOD approval at Dec '23 meeting
LAKEFRONT LANDSCAPE	41,200	20,000	New monitoring system that will communicate via radio to county warning system, cost is related to county-required fee.
TELECOMMUNICATIONS	2,350	2,256	
TOTAL LAKE MAINTENANCE	\$ 88,050	\$ 55,656	

OTHER EXPENSES:

CAPITAL PROJ/IMPROV	152,500	2,500	Committee capital projects as requested, (including WB Bathroom)
BAD DEBT EXPENSE	15,000	15,000	
DEPRECIATION/AMORTIZ DEPRECIATION	5,000	35,000	Per auditor at Goldklang.
TOTAL OTHER EXPENSES	\$ 172,500	\$ 52,500	

RESERVE CONTRIBUTIONS:

OPER CONTINGENCY	61,410	49,867	
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RESERVES REPLACEMENT RESERVES	830,000	830,000	Funding reserves in anticipated for lake & dam expenses that have been partially funded YTD.
TOTAL RESERVE CONTRIBUTIONS	\$ 891,410	\$ 879,867	
TOTAL EXPENSES AND RESERVES	\$ 4,536,659	\$ 3,636,795	
NET EXCESS/(DEFICIT)	-	-	
Homeowner Lot Base	3,857	3,857	
Homeowner Annual Assessment:	\$960	\$852	

HOW TO USE A QR CODE



← Sample

Enclosed with this Annual Meeting packet, there will be a QR code located on the ballot. This code can be scanned by your smart phone to directly log you into your online ballot where you can place your vote.

Not familiar with QR codes? Here is a general how-to:

- On your smart phone, download a QR Code Reader app from your App Store
- Open the QR Code Reader on your smart phone
- Hold your device over a QR Code so that it's clearly visible within your smartphone's screen.
 - The phone automatically scans the code.
 - On some readers, you have to press a button to snap a picture, not unlike the button on your smartphone camera.
- If necessary, press the button.
 - Presto! Your smartphone reads the code and navigates to the intended destination, which doesn't happen instantly. It may take a few seconds on most devices.