

LAKE SIDE IMPROVEMENT ASSOCIATION

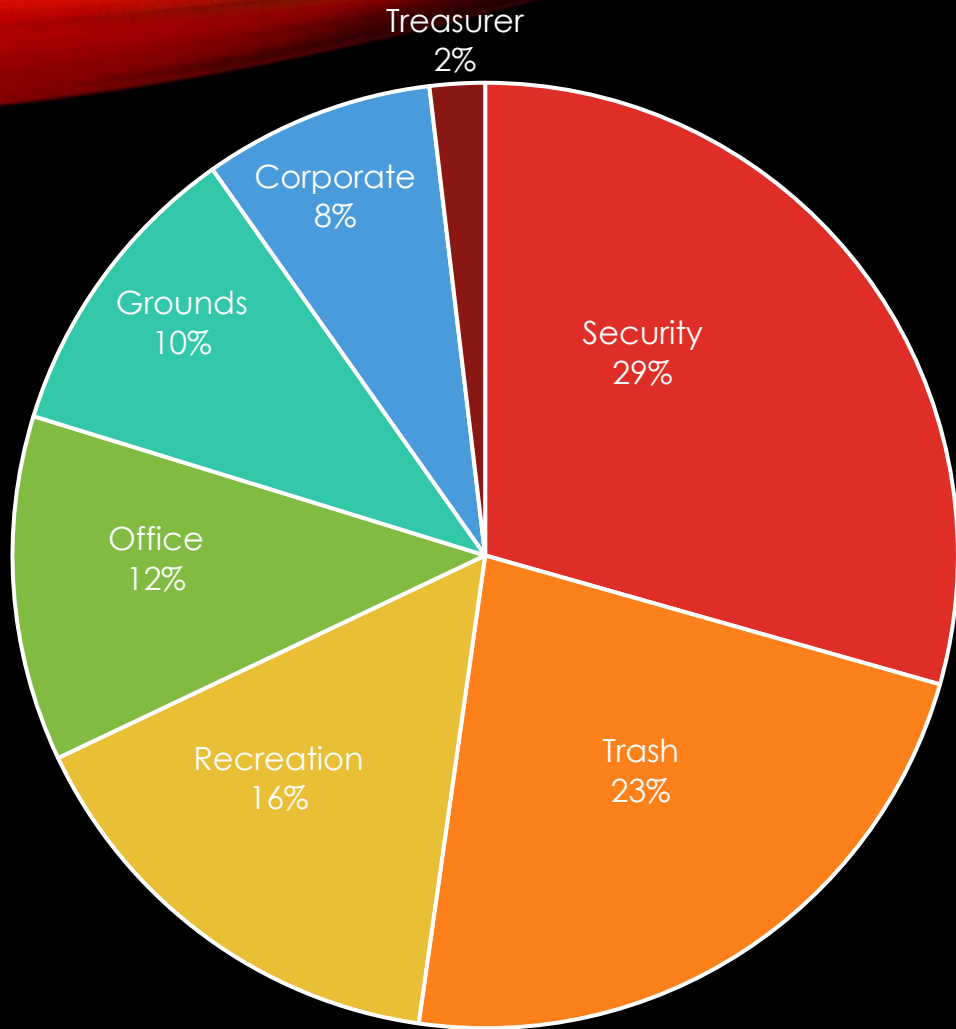
Deed Restriction Amendment

REQUEST FOR VOTE

- The LIA board is requesting your vote to be cast in favor of the amendment being proposed for calculation of our maintenance assessments.
- This will give board the ability to determine needed amount of annual assessment to cover budget up to 9% . If excess of 9% is needed it would require a vote of the property owners.
- Special Assessment wording has been added. It requires property owners to vote if one is requested. An example would be additional security due to a storm such as Harvey. Quorum language remains the same
- In order for the amendment to pass we need 50 % + 1 of the property owners to vote in favor of the amendment for it to pass.
- Without this change we will have to make cuts in areas of services such as our constables or private trash collection.

WHY DO WE NEED TO CHANGE

- Lakeside Improvement Association (LIA) maintenance assessment calculation has not been updated since it was written 50 years ago.
- Current maintenance assessment calculations are limited to the Consumer Price Index, (CPI) excluding food and energy and this model is not sustainable.
- Our major expenses (security, trash and upkeep of our amenities) have increased substantially more than the amount of our maintenance assessments during the last 5 years.
- Lakeside governing documents also require a replacement fund. This fund is established to replace the fixed assets of Lakeside.



WHERE DOES MY
MAINTENANCE
ASSESSMENT GO?

2024 MAINTENANCE ASSESSMENT BREAKDOWN PER PROPERTY

Security: Constable patrol.

Trash: 2 times weekly and backdoor service

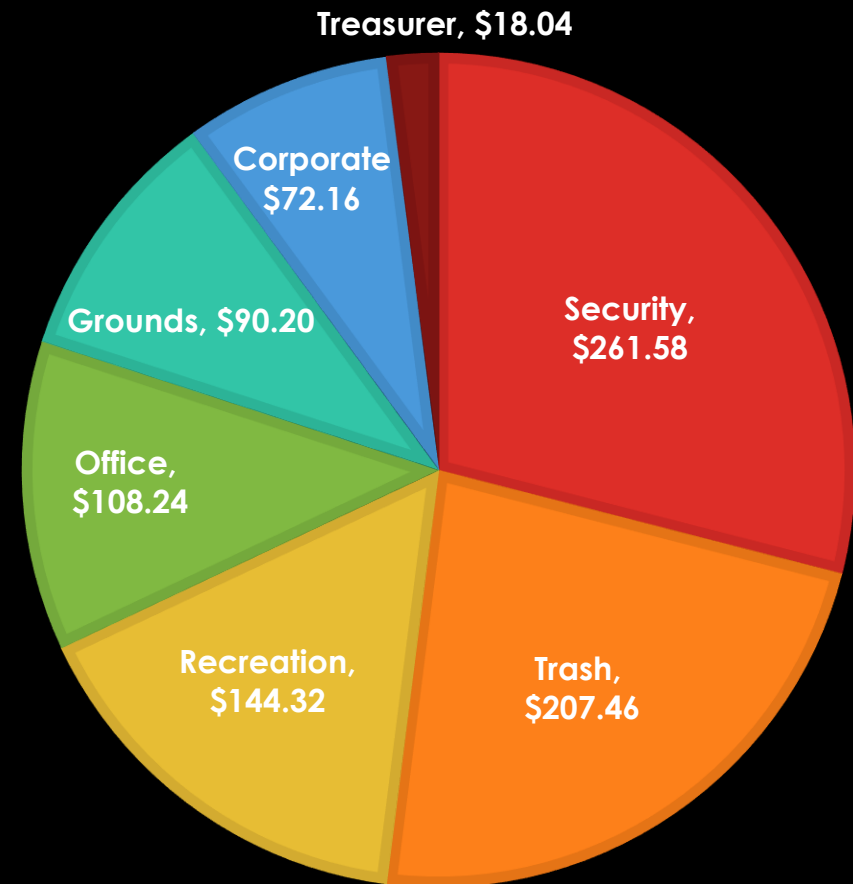
Recreation: Pool, park, clubhouse and tennis courts. This includes repairs, maintenance and monthly utilities.

Office: Administrator, website, postage, software.

Grounds: Lawn and landscaping, irrigation, tree trimming, cul-de-sacs.

Corporate: Insurance and legal expenses.

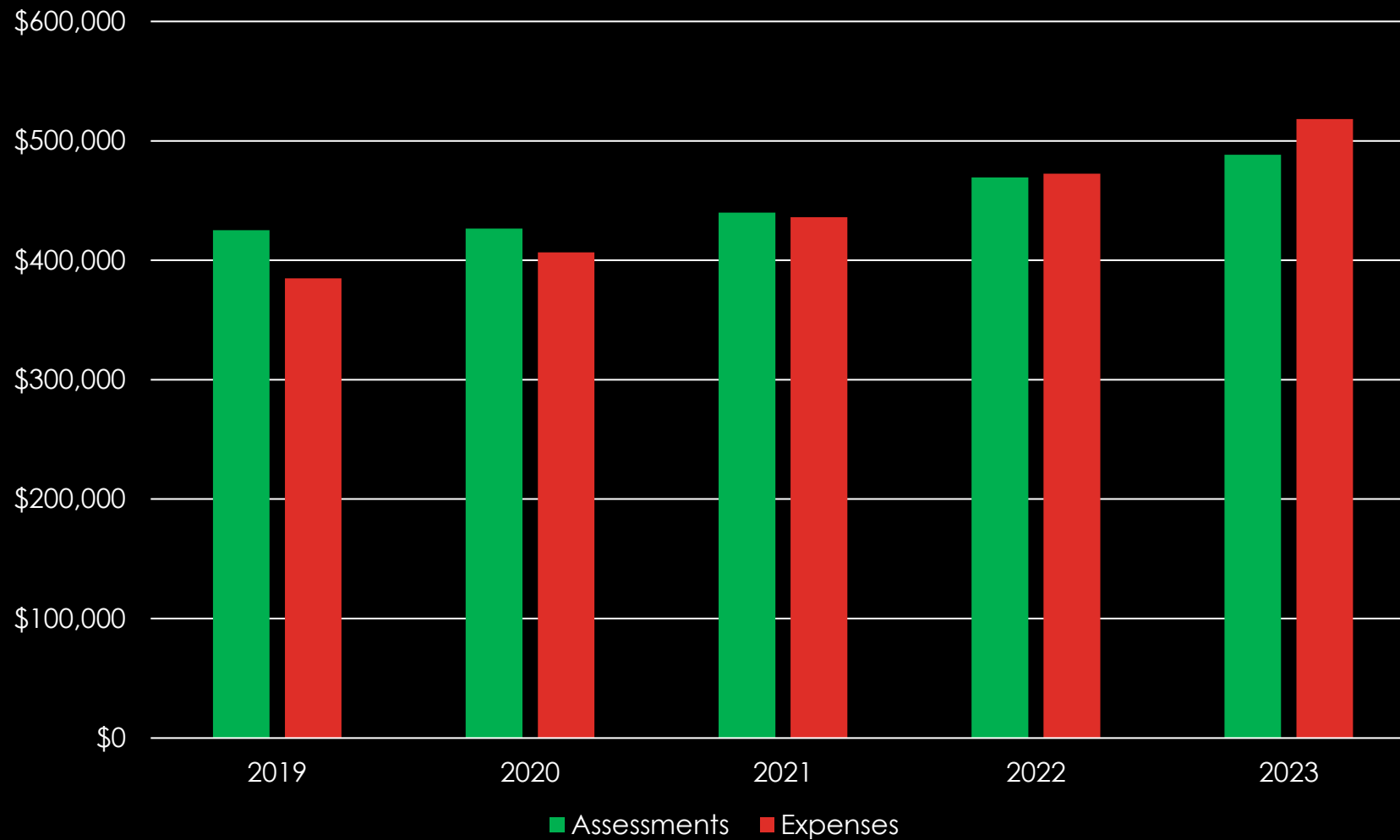
Treasurer: Annual audit and taxes.



2024 BUDGET CHANGES

- In 2024 the board had to make changes to services due to the increase in costs.
- Security Increase was 5%. We moved to a shared agreement with Walnut Bend . Lakeside now has 1/3 constable coverage in the evening versus full coverage.
- Pool hours were reduced to cut expenses versus changes to the trash services.
- Trash Services changed their model to include surcharges for fuel and was renegotiated with a maximum of 8 % increase to offset surcharges.

5 Year Maintenance Assessment and Expense Dollars Comparison



5 YEARS INCREASES

	2020-2021	2021-2022	2022-2023	2023-2024 Before changes in service	2023-2024 Final
Expenses	5.6%	7.2%	8.4%	9.7%	-3.1%
Maintenance Assessment	.3%	3.1%	6.7%	4.0%	4.0%

		2022-2023		Fiscal year 2023-2024	Fiscal Year 2023-2024 Budget
		Actual	Budget	Budget Before Changes in Services	
Revenue					
General Operating Fund Revenues					
Total Revenue		492,065	494,181	487,733	487,733
Expenditures					
General Operating Fund Expenses					
Corporate Expenses		31,782	36,600	36,202	36,202
Grounds		41,546	45,300	47,603	47,603
Mosquito Control		-	300	300	300
Treasurer		8,465	8,115	8,645	8,645
Office		50,182	51,319	54,109	54,109
Recreation		80,920	81,765	80,920	71,970
Security		171,792	171,500	186,240	134,717
Solid Waste		87,831	82,643	104,171	104,171
Total Expenditures		472,518	477,542	518,190	457,717
Net Operating Revenue		19,547	16,639	(30,457)	30,016
Allocation to Replacement Fund				21,390	21,390
				(51,847)	8,626

WHAT DOES A 9% INCREASE LOOK LIKE ?

- A 9% increase, based on our 2024 Maintenance Assessment of \$902, would amount to an increase of \$81 for the year.
- This would equate to \$6.75 a month and \$1.56 a week. To put this in perspective, a Starbucks grande latte costs \$3.65 and a Chick-fil-A kid's meal is \$4.99

BUDGET PROCESS

- Financials are reviewed at our monthly LIA meetings, open for anyone to attend. Board discussions on our next annual budget are discussed in August and September and the final budget is voted on in our October monthly meeting. Our fiscal year is October to September.
- All contracts are evaluated for best pricing and service.
- The final budget is presented and discussed at the LIA annual meeting in November.

LOOKING FORWARD TO 2025

- Trash is increasing 8%. This is a capped increase to avoid fluctuation in fuel costs.
- Security is increasing 6.6 % effective October 2024.
- We need to add \$27,000 to our Replacement Fund in 2025. This fund is a required fund to be used to replace our current physical assets when needed.
- Any excess funds at the end of the year are put in our Capital Fund for future growth of Lakeside. The last Capital project was for the remodel of the clubhouse.

IMPORTANT DATES

July 31st Informational Meeting 6-8 pm

July 18th Ballots mailed out

September 6th Ballots due

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