



**We know one of the biggest concerns is  
“How much is this going to cost me?”**

**This has been an ever-present concern for  
the Steering Committee from the beginning.**

**Our guiding principle comes from the RCW  
mandate to be “fair and equitable.”**

**So, let’s talk briefly about a  
“Budget 101” principle.**



# BUDGET 101



**Less \$ = less  
work we can do.**



**More \$ = more  
work we can do.**



**Our proposed budget has the similar challenges to your home budget. We need to plan for both expected and unexpected costs and some things increase in price.**

**Contracted services in our budget are estimates. The actual costs will be known once we go out to bid.**

**We want to generate enough funds to do something but low enough so that it is affordable and the petition passes.**

# OFFUT LAKE



# Updated draft BUDGET

\$33,000	LMD (Salaries/Payroll) Expenses for Noxious Weeds Figure approximately .33 FTE to start.	
\$3,000	Approximate Operating Expenses (County costs charged to the LMD)	
\$40,000	<b>(1<sup>st</sup> Year)</b> – Professional Service contracts for Invasive Aquatic Vegetation Management Plan (IAVMP) and/or weed control.  <b>One-time expense that can be grant-funded.</b>	<b>(2nd Year)</b> Professional Service contracts for weed control, hiring consultants, etc., Figure on annual treatment costs starting in 2023 at about \$1,800-\$2,000 per acre for 15-16 acres. Prices have jumped due to recent higher chemical costs.
\$7,000	Interfund costs (charged to LMD) (depends on FTE). <u>BoCC</u> recently agreed to fund the Interfund Costs for 2022/2023 for Lake Lawrence and Long Lake. They also said the any other LMD's formed during this period would get the same benefit	
\$83,000	<b>TOTAL</b>	<b>County requires we retain 20-30% carry-over for the following year to be able to pay for services.</b>



**So, we have a budget. How soon can work begin? That is determined by assessment. Here is what we know.**



# ASSESSMENTS = ACTION







**The money raised in our LMD comes from an annual assessment collected, like property taxes, twice a year: April and October.**

**The amount of money we raise determines what work we can accomplish.**

**Let's look at at our proposed assessment model.**

# ASSESSMENT OPTIONS

1. LMDs are free to set their assessments based upon chosen criteria.
2. The assessments must be considered fair and equitable by BoCC and then the voters.
3. The basis for assessments could be: lakefront footage, dwellings, lakefront access, tax assessed property value, etc.
- 4. The Steering Committee has chosen tax assessed property value as our criteria.**

# Why we chose this assessment method.

1. **All lake parcels are not the same, so it seems unfair to assess them equally.** Some are small, large, developed with nice houses, developed with simple cabins, and some undeveloped.
2. **If we assess a flat rate per parcel, owners of multiple parcels could pay more than owners of more developed single parcels.** About 10% of the owners have more than one parcel. Some have more than three.
3. **An assessment based 100% on property taxes puts an outsized burden on the top taxpayers.** Therefore, we put a “cap” on the maximum assessments that we think is more fair and equitable.



**Let's get into  
the budget  
"weeds" ...**





**So now it is time to get into the “**weeds**” of our proposed assessment model.**

**We will look at three different assessment rates and get your feedback during the group discussion.**

**Let’s first look at an overview of all three and then dive into each one individually.**

**Remember, our estimated budget total is \$83,000.**



**QUESTION:** Why not make our proposed assessment equal to the proposed budget of \$83,000?

**ANSWER:** We felt that doing so would produce an annual assessment that was too high and would not be supported by the voters.










**QUESTION:** What happens if the total assessment collected is less than the budget?

**ANSWER:** We will have to have more than one assessment year to accrue enough money to begin.

This is part of the **Assessment=Action** continuum mentioned earlier. Let's take a look at three assessment levels.

# THREE ASSESSMENT SCENARIOS

\$45,000 Revenue 		\$55,000 Revenue 		\$65,000 Revenue 	
	Per valuation		Per valuation		Per valuation
Annual Assessment	\$0.75/\$1,000	Annual Assessment	\$0.98/\$1,000	Annual Assessment	\$1.20/\$1,000
CAP (Max assessed)	\$470 (annual)	CAP (Max assessed)	\$615 (annual)	CAP (Max assessed)	\$750 (annual)
Categories	Annual Assessment	Categories	Annual Assessment	Categories	Annual Assessment
★ Lake Parcel	per assessment capped at \$470	★ Lake Parcel	per assessment capped at \$615	★ Lake Parcel	per assessment capped at \$750
*Upland - Bronson/Walona	\$50	*Upland - Bronson/Walona	\$60	*Upland - Bronson/Walona	\$70
⚙ Senior/Disabled	approx 95% discount/assessed value	⚙ Senior/Disabled	approx 95% discount/assessed value	⚙ Senior/Disabled	approx 95% discount/assessed value
Wetland	25% of CAP amount	Wetland	25% of CAP amount	Wetland	25% of CAP amount
Resort/Commercial	to be determined	Resort/Commercial	to be determined	Resort/Commercial	to be determined
▯▯▯WDFW	\$14,892	▯▯▯WDFW	\$14,892	▯▯▯WDFW	\$14,892
Total Revenue Generated	\$45,892	Total Revenue Generated	\$55,689	Total Revenue Generated	\$64,963

**HIGHER****LOWER****ASSESSMENTS****SOONER****LATER****ACTION****\$45,000 Revenue**

THIS IS ONLY AN  
EXAMPLE THAT SHOWS  
THE DIFFERENT  
CATEGORIES OF  
POSSIBLE ASSESSMENT.

	Per valuation
<b>Annual Assessment</b>	<b>\$0.75/\$1,000</b>
<b>CAP (Max assessed)</b>	<b>\$470 (annual)</b>
<b>Categories</b>	<b>Annual Assessment</b>
★ Lake Parcel	per assessment capped at <b>\$470</b>
*Upland - Bronson/Walona	\$50
⚙ Senior/Disabled	approx 95% discount/assessed value
Wetland	25% of CAP amount
Resort/Commercial	to be determined
WDFW	\$14,892
<b>Total Revenue Generated</b>	<b>\$45,892</b>

**Draft  
Budget  
\$83,000**



**HIGHER****LOWER****ASSESSMENTS****SOONER****LATER****ACTION****\$55,000 Revenue**

THIS IS ONLY AN  
EXAMPLE THAT SHOWS  
THE DIFFERENT  
CATEGORIES OF  
POSSIBLE ASSESSMENT.

**Annual Assessment**

Per valuation

**\$0.98/\$1,000****CAP (Max assessed)****\$615 (annual)****Categories****Annual Assessment**

★ Lake Parcel

per assessment capped at **\$615**

\*Upland - Bronson/Walona

**\$60**

⚙ Senior/Disabled

approx 95% discount/assessed value

Wetland

25% of CAP amount

Resort/Commercial

to be determined

WDFW

**\$14,892****Total Revenue  
Generated****\$55,689**

**Draft  
Budget  
\$83,000**

**HIGHER****LOWER****ASSESSMENTS****SOONER****LATER****ACTION****\$65,000 Revenue**

THIS IS ONLY AN  
EXAMPLE THAT SHOWS  
THE DIFFERENT  
CATEGORIES OF  
POSSIBLE ASSESSMENT.

	Per valuation
<b>Annual Assessment</b>	<b>\$1.20/\$1,000</b>
<b>CAP (Max assessed)</b>	<b>\$750 (annual)</b>
<b>Categories</b>	<b>Annual Assessment</b>
★ Lake Parcel	per assessment capped at <b>\$750</b>
*Upland - Bronson/Walona	\$70
⚙ Senior/Disabled	approx 95% discount/assessed value
Wetland	25% of CAP amount
Resort/Commercial	to be determined
WDFW	\$14,892
<b>Total Revenue Generated</b>	<b>\$64,963</b>

**Draft  
Budget  
\$83,000**



# QUESTIONS?



Email your budget questions  
(or any questions) to us at:  
**[Info.Offut.Lake@gmail.com](mailto:Info.Offut.Lake@gmail.com)**