

<b>LLVCC Budget</b>			
<b>Description of Account</b>	<b>Budget 4-1-21 to 3-31-22</b>	<b>Budget 4-1-22 to 3-31-23</b>	<b>Budget Explanation</b>
<b>Income/Revenue</b>			
Membership Dues	\$232,875	\$233,290	
Late Fees	\$1,000	\$1,000	
Transfer Fees	\$28,000	\$22,750	Land/Home Purchase Fee 65 @ \$350
Boat Storage Fees	\$1,200	\$1,200	\$20 x 60
Covenant Violation Fines	\$1,000	\$1,000	
Lien Collections	\$0	\$2,000	
Property Walkarounds	\$500	\$500	Fee to check homes (property owner requests)
Miscellaneous	\$600	\$600	
<b>Total Ordinary Income</b>	<b>\$265,175</b>	<b>\$262,340</b>	
<b>Financial Revenue</b>			
Savings Interest	\$10	\$15	
Money Market Interest	\$500	\$300	
<b>Total Financial Revenue</b>	<b>\$510</b>	<b>\$315</b>	
<b>Total Revenue</b>	<b>\$265,685</b>	<b>\$262,655</b>	
<b>Office/Administrative</b>			
Office Supplies	\$10,540	\$10,120	\$ 2,220 Copier Lease \$ 3,000 General Supplies \$ 1,950 Internet and Office Phone \$ 2,000 Postage \$ 800 Carpet Cleaning \$ 100 Subscriptions \$ 50 WA Non Profit Fee
Office Manager Payroll	\$47,840	\$48,797	\$23.46 hr x 2080 hrs (2% increase)
Office Assistant Payroll	\$11,480	\$4,492	\$14.69 x 160 hrs Training to back-up Office Manager \$17.85 x 120 hrs Office Back-Up (Compliance Specialist)
Office Mileage	\$773	\$404	\$.585 x 690 miles
Advertising	\$1,500	\$500	Cards, USB drives, etc.
Bank Card Services/Fees		\$936	Credit/debit card fees
Small Office Equipment	\$250	\$250	Equipment less than \$250
Office Equipment	\$500	\$500	Equipment \$250 or greater
Contracted Services	\$1,250	\$1,512	\$ 312 Website Host \$1,200 Technical Support

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Computer Software	\$3,675	\$3,900	\$ 475 Go To My PC \$1,800 QuickBooks \$ 600 Office 365 \$ 600 Constant Contact \$ 275 Virtual Meetings \$ 150 Adobe
Printing Fees	\$2,000	\$2,200	Envelopes, Signs, Vehicle Stickers, Cards
Office Rental Space	\$1,440	\$1,440	
Legal Fees	\$16,000	\$7,500	Attorney fees regarding covenants, policy, dispute resolution, etc.
Collection Fees (Legal & County)		\$10,000	Legal fees - liens & foreclosures
Mason County Auditor	\$1,260	\$160	Governing Document Recordings
Bookkeeping & Accounting Services	\$5,630	\$5,930	\$ 3,670 Payroll Processing \$ 1,140 Bookkeeping Services \$ 1,120 Year End Close-Out, Tax Filing
<b>Total Admin. Expense</b>	<b>\$104,138</b>	<b>\$98,641</b>	
<b>Utilities</b>			
Electricity	\$13,000	\$14,300	Cost of utilities is expected to increase
Sewer	\$1,378	\$1,425	Cost of utilities is expected to increase
Water	\$350	\$438	Beach area and restrooms
<b>Total Utilities Expense</b>	<b>\$14,728</b>	<b>\$16,163</b>	
<b>Transfer Fee Expense</b>			
Residential Signage	\$6,400	\$5,200	\$80 x 65
<b>Total Transfer Fee Expense</b>	<b>\$6,400</b>	<b>\$5,200</b>	
<b>Community Activities</b>			
Community Events	\$4,575	\$3,250	\$1,000 Christmas - Kids Event \$ 300 Christmas Light Contest \$ 500 Easter Egg Hunt \$1,000 Community Picnic Contribution \$ 325 Fishing Derby Prizes \$ 125 Garage Sale Ads
<b>Total Recreation Expense</b>	<b>\$4,575</b>	<b>\$3,250</b>	
<b>Operating &amp; Maintenance</b>			
Maintenance Payroll	\$4,064	\$4,637	\$14.49 x 320 hrs April - October = 32 weeks x 10 hrs = 320 hrs
Landscaping Contract	\$3,000	\$6,380	Lowest bid
Maintenance Supplies	\$2,760	\$2,898	5% increase

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Common Area Supplies & Tree Removal	\$5,500	\$7,500	\$1,000 General supplies \$6,500 Tree removal & maintenance
Maintenance Mileage	\$336	\$351	600 mi. x \$.585
Patrol /Compliance Payroll	\$27,300	\$26,599	\$14.49 hr x 10 hrs per week x 52 weeks \$17.85 hr x 20 hrs per week x 52 weeks \$500 Holiday Pay for Patrol
Patrol /Compliance Supplies	\$100	\$100	
Patrol /Compliance Fuel	\$3,102	\$3,412	10% increase
Patrol /Compliance Vehicle Maint. & Insurance	\$4,540	\$5,470	\$ 900 Tires \$ 1,500 Vehicle Repairs/Maint. \$ 1,600 Insurance \$ 1,380 Cellphones \$ 90 Vehicle Registration
Beach Authority Payroll	\$6,537	\$7,129	\$14.49 hr x 474 hrs (6 hrs. per day June 18 - Sept 5) \$261 holiday pay (2 holidays)
Lake Anderson	\$17,275	\$15,275	\$ 1,225 Department of Ecology (Dam Permit) \$8,000 Noxious Weed Treatment & Mapping \$ 2,500 Small Repairs & Maintenance (tree removal, dam, docks) \$ 550 Water Testing \$ 3,000 Fish
Portable Sanitation	\$850	\$1,150	\$150 x 6 months \$250 first set-up
Garbage	\$1,250	\$1,375	
Land Lease	\$25	\$25	Tennis Court Lease @ \$25 per year
<b>Total Operating &amp; Maint.</b>	<b>\$76,739</b>	<b>\$82,301</b>	
<b>Taxes and Insurance</b>			
Payroll Taxes	\$10,022	\$9,165	10% Gross Payroll
Property Liability Insurance	\$15,000	\$15,000	
Board Insurance	\$4,800	\$5,280	
Other Employee Benefits	\$2,900	\$2,500	WA state paid leave
<b>Total Taxes and Insurance</b>	<b>\$32,722</b>	<b>\$31,945</b>	
<b>Total Cost of Operations</b>	<b>\$239,302</b>	<b>\$237,500</b>	

Description of Account	Budget 4-1-21 to 3-31-22	Budget 4-1-22 to 3-31-23	Budget Explanation
<b>Reserve Account Deposit</b> 950 Membership Lots 5 Membership Half-Lots	\$26,917	\$24,782	Reserve Study meets requirements of RCW 64.90.550; Reserve Study Option 3 - (full funding within 10 years); Regular assessment contribution \$24,782 as per the updated 2021 Reserve Study which can be accessed at <a href="http://www.lvcc.com">www.lvcc.com</a> ; The contribution does not deviate from the Reserve Study recommendations; There is not a deficiency or surplus in the reserve account.
<b>Total Cost of Operations</b>	\$266,219	\$262,282	
<b>Less Total Revenue</b>	\$265,685	\$262,655	

<b>2022 Membership Regular Assessment (per lot)</b>	<b>\$245</b>
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Assessment is due 4/1/2022