

## LLVCC Budget

Description of Account	Budget 4-1-20 to 3-31-21	Budget 4-1-21 to 3-31-22	Budget Explanation
<b>Income/Revenue</b>			
Membership Dues	\$201,995	\$232,875	
Late Fees	\$1,000	\$1,000	
Transfer Fees	\$12,500	\$28,000	Land/Home Purchase Fee 80 @ \$350
Boat Storage Fees	\$600	\$1,200	\$20 x 60
Covenant Violation Fines	\$0	\$1,000	
Property Walkarounds	\$400	\$500	Fee to check homes (property owner requests)
Miscellaneous	\$300	\$600	Lien receivables
<b>Total Income</b>	<b>\$216,795</b>	<b>\$265,175</b>	
<b>Financial Revenue</b>			
Savings Interest	\$40	\$10	
Money Market Interest	\$960	\$500	
<b>Total Financial Revenue</b>	<b>\$1,000</b>	<b>\$510</b>	
<b>Total Income/Revenue</b>	<b>\$217,795</b>	<b>\$265,685</b>	
<b>Office/Administrative</b>			
Office Supplies	\$8,171	\$10,540	\$ 2,750 Copier Lease \$ 3,000 General Supplies \$ 1,500 Internet and Office Phone \$ 1,800 Postage \$ 600 Carpet Cleaning \$ 750 Cell Phone \$ 130 The Journal Subscription \$ 10 WA Non Profit Fee
Community/Office Manager Payroll	\$33,280	\$47,840	Exempt, salaried employee
Office Assistant Payroll	\$8,736	\$11,480	\$14 hr x 15 hrs x 52 weeks \$14 hr x 40 (fill in during PTO for office manager)
Office Mileage	\$800	\$773	\$0.56 x 1380 miles
Advertising	\$0	\$1,500	Mugs, USB drives , signs for vehicles, ID badges, etc.
Small Office Equipment	\$250	\$250	Equipment less than \$250
Office Equipment	\$0	\$500	Computers, printers, etc. (\$250 or greater)
Contracted Services	\$350	\$1,250	\$ 250 Website \$1,000 Technical Support

Description of Account	Budget 4-1-20 to 3-31-21	Budget 4-1-21 to 3-31-22	Budget Explanation
Computer Software	\$1,475	\$3,675	\$ 475 Go To My PC \$1,600 QuickBooks \$ 600 Dropbox, Office 365, Antivirus \$ 600 Constant Contact \$ 275 GoTo Meeting \$ 125 Adobe
Printing Fees	\$1,500	\$2,000	Envelopes, Signs, Vehicle Stickers
Office Rental Space	\$1,440	\$1,440	\$120 x 12
Legal Fees	\$20,000	\$16,000	Attorney fees regarding resolutions, covenants, policy, etc.
Mason County Auditor	\$1,260	\$1,260	\$ 160 Governing Document Rec. \$ 1100 Lien Recordings
Bookkeeping & Accounting Services	\$5,520	\$5,630	\$ 3,570 Payroll Processing \$ 1,040 Bookkeeping Services \$ 1,020 Year End Close-Out, Tax Filing
Bank Fees	\$60	\$0	
<b>Total Administrative Expense</b>	<b>\$82,842</b>	<b>\$104,138</b>	
<b>Utilities</b>			
Electricity	\$13,000	\$13,000	Street lights
Sewer	\$1,338	\$1,378	3% increase
Water	\$350	\$350	Beach area and restrooms
<b>Total Utilities Expense</b>	<b>\$14,688</b>	<b>\$14,728</b>	
<b>Transfer Fee Expense</b>			
Residential Signage	\$3,500	\$6,400	\$80 x 80
Supplies	\$0	\$0	
<b>Total Transfer Fee Expense</b>	<b>\$3,500</b>	<b>\$6,400</b>	
<b>Recreational Activities</b>			
Community Events	<b>\$4,575</b>	\$4,575	\$ 3,000 Christmas Party \$ 300 Christmas Lights \$ 500 Easter Egg Hunt \$ 325 Community Picnic \$ 325 Fishing Derby \$ 125 Garage Sale Ads
<b>Total Recreation Expense</b>	<b>\$4,575</b>	<b>\$4,575</b>	
<b>Operating &amp; Maintenance</b>			

<b>Description of Account</b>	<b>Budget 4-1-20 to 3-31-21</b>	<b>Budget 4-1-21 to 3-31-22</b>	<b>Budget Explanation</b>
Maintenance Payroll	\$5,540	\$7,064	\$13.69 x 516 hrs 60 hrs each month x 6 = 360 hrs. 26 hrs each month x 6 = 156 hrs.
Maintenance Supplies	\$2,706	\$2,760	2% increase
Maintenance Mileage	\$348	\$336	\$0.56 x 600 miles
Grounds/Beach Authority Payroll	\$7,699	\$6,537	\$13.69 hr x 468 hrs (6 hrs per day June 19 - Sept 5) \$130 Holiday pay
Grounds/Beach Authority Supplies	\$100	\$0	
Compliance/Patrol Payroll	\$21,113	\$27,300	\$17.50 hr x 2 people x 15 hrs per week x 52 weeks (max 30 hrs week; 1560 hrs annual )
Compliance/Patrol Supplies	\$100	\$100	
Compliance/Patrol Fuel	\$3,102	\$3,102	
Compliance/Patrol Vehicle Maint., Supplies & Insurance (Patrol)	\$4,290	\$4,540	\$ 800 Tires \$ 1,500 Vehicle Repairs/Maint. \$ 1,550 Insurance \$ 600 Cellphone \$ 90 Vehicle Registration
Lake Anderson	\$18,275	\$17,275	\$ 1,225 Department of Ecology (Dam Permit) \$ 10,000 Noxious Weed Treatment & Mapping \$ 2,500 Repairs & Maintenance (trees, dam, docks) \$ 550 Water Testing \$ 3,000 Fish Plant
Portable Sanitation	\$850	\$850	
Garbage	\$1,250	\$1,250	
Land Lease	\$25	\$25	Tennis Court Lease @ \$25 per year
Contracted Services/Consulting	\$7,500	\$0	Reserve Study Consultant - every three years
Grounds - Common Area Supplies & Maintenance	\$3,000	\$5,500	\$1,000 general supplies \$4,500 tree removal & maintenance
Miscellaneous	\$0	\$0	
<b>Total Operating &amp; Maint.</b>	<b>\$75,898</b>	<b>\$76,639</b>	
<b>Taxes and Insurance</b>			
Payroll Taxes	\$7,637	\$10,022	10% Payroll
Property Liability Insurance	\$12,500	\$15,000	
Board Insurance	\$4,550	\$4,800	
Other Employee Benefits	\$1,764	\$2,900	State Required Sick Leave/PTO
<b>Total Taxes and Insurance</b>	<b>\$26,451</b>	<b>\$32,722</b>	

Description of Account	Budget 4-1-20 to 3-31-21	Budget 4-1-21 to 3-31-22	Budget Explanation
Total Cost of Operations	\$207,954	\$239,202	
Reserve Account	\$10,000	\$26,917	Option 3 - \$26,917, plus 3% annual increases through 2030; deposit will decrease to \$17,974 in 2031 plus 3% annual increases thereafter.

Total Cost of Operations	\$217,954	\$266,119	
Less Total Revenue	\$217,795	\$265,685	

**New Annual Deposit \$245**