

LLVCC Proposed Budget for 25-26 FY

Proposed Budget At Glance

Revenue

Dues increasing by \$20 for Total \$285.00

Investment Interest Projected	\$7,320
Revenue Projected Dues and Services	\$306,269
Total	\$313,589

Expenses

Administration and Office Expenses	\$99,805
Community Activities	\$3,975
Operations and Maintenance	\$98,810
Taxes and Insurance	\$45,600
Utilities	\$17,700
Residential Signage	\$4,400
Reserves- Capital Funding	\$43,100
Total	\$313,390

Balance Total

Total Revenue	\$313,589
Total Expenses	\$313,390
Net Cash Surplus/Deficiency	\$199

Proposed Budget Detail

Main Account	Approved 4-1-24 to 3-31-25	Budget 2025-2026 Dues \$10 Increase	Budget Explanation
Interest Revenue			
CD interest	\$1,500	\$ 2,500.00	
Money Market Interest	\$6,000	\$ 4,800.00	Predicting lower interest rates
Checking/Savings Interest	\$0	\$ 20.00	
Total Interest Revenue	\$7,500	\$7,320	
HOA Revenue			
Membership Dues	\$253,738	\$ 273,458	952*\$285+5*\$427.50
Boat Storage Fees	\$1,500	\$ 1,750	Propose to increase rate to \$30/yr for Boats and Kayaks. Boats on trailer \$100.00/yr.
Covenant Violation Fines	\$500	\$ 500	Same
Late Fees	\$2,500	\$ 2,500	Same
Lien Collections	\$3,000	\$ 2,000	Decreased based on YTD
Records Request Fees	\$50	\$ 6	Decreased based on YTD
Collected Return Check	\$30	\$ 30	Same
Notary Services	\$400	\$ 350	Decreased based on YTD
Property Transfer Fees (fees associated with closing and setting up new accounts, home signs, etc.)	\$18,750	\$ 24,000	Proposed increase to \$500 based on cost of operations
Additional Home Signs	\$400	\$ 750	Increased based on YTD
Property Walkarounds	\$800	\$ 925	Increased based on YTD
Total Ordinary Income	\$281,668	\$306,269	
Total Revenue	\$289,168.00	\$313,588.50	
Administration and Office Expenses			
Bookkeeping & Accounting Services	\$14,400	\$ 6,000	Switching to QB online for Bookkeeping and Payroll
Office Mileage (Banking, printing, and County business)	\$300	\$ 160	Decreased based on YTD
Advertising	\$200	\$ 200	Same
Bank and Merchant Services/Fees	\$4,500	\$ 4,250	Decreased based on YTD

Confidential			
Computer Software Applications	\$3,500	\$ 2,970	\$320 Adobe-(rate increased) \$800 Constant Contact \$200 Splash Top- (decreased \$100) \$1000 QB online \$550 QB Payroll- (decreased by \$250 by bundling services) \$100 MS Office
Legal Fees	\$6,000	\$ 6,000	Same
Collection Fees (Legal & Mason County Auditor	\$3,000	\$ 2,000	Decreased based on YTD
Office Equipment	\$500	\$ -	Delete this category
Small Office Equipment	\$250	\$ 500	Increased to delete above line item
Office Rental Space	\$3,000	\$ 3,000	Same
Main Account	Approved 4-1-24 to 3-31-25	Budget 2025-2026 Dues \$10 Increase	Budget Explanation
Office Supplies	\$10,325	\$ 10,325	\$1250 Carpet Cleaning \$4200 Copier Lease (rate increase) \$1000 General Office Supplies \$1350 Postage & Delivery (decreased based on YTD) \$125 Subscriptions & Non-Profit Report \$2400 Internet & Phone (rate increase)
Office Coordinator Payroll	\$55,955	\$ 58,150	\$0.81/hr increase plus \$500 for extra projects.
Background Checks	\$600	\$ 150	For new Board members and/or employees.
Contracted Services	\$4,500	\$ 4,100	\$1000 Website Host (rate increased) \$1500 Technical Support \$800 Printing (decreased based on YTD) \$ 800 Training, CPR Class (decreased based on YTD)
Contracted Services - Reserve Study	\$3,200	\$ -	Service not needed this year
Total Admin. Expense	\$ 107,830	\$ 99,805	
Community Activities			

Confidential			\$ 300 Christmas Light Prizes \$ 1850 Community Picnic \$ 350 Fishing Derby Prizes \$ 625 Shredding Event (new event) \$ 50 July 4th Americana Decor Prize (new event) \$ 75 Garage Sale Ads \$ 50 Halloween Decor Prize (new event) \$ 350 Kids Xmas \$ 325 Easter
Community Events	\$3,450	\$3,975	

Total Recreation	\$3,450	\$3,975	
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Operation & Maintenance			
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Tennis Court Lease	\$50	\$25	Lease thru April 2026
Portable Sanitation (Boat Launch- summer)	\$800	\$725	Decreased \$75 based on YTD
Landscaping Contract (common areas landscaping maintenance)	\$9,750	\$8,600	All year around maintenance. Based on new quote
Maintenance Contract and Supplies	\$17,550	\$14,810	\$1058 Payroll (\$0.58 increase) \$1500 Playground/Gazebo Upkeep \$1500 Boat Launch Upkeep \$3500 Contracted hours (cost of living increase) \$1000 Supplies \$500 Speed Sign Maintenance \$500 Basketball Court (new item) \$750 Tennis Court Maintenance (new item)

Main Account	Approved 4-1-24 to 3-31-25	Budget 2025-2026 Dues \$10 Increase	Budget Explanation
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Compliance/Patrol Service	\$28,885	\$30,250	\$800 Tires \$1,500 Vehicle Repairs/Maint. \$2800 Fuel (decreased based YTD) \$2,300 Insurance (rate increase) \$1800 Cell services (adding tablet and office cell service) \$125 Vehicle Regs \$200 Patrol Supplies (increased to cover expenses) \$20,725 Payroll (\$0.45-\$0.58 pay
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Confidential			\$ 1300 Department of Ecology (Dam Permit) \$ 14,000 Noxious Weed Treatment, Mapping & Permit (increased based on YTD and 2nd treatment if needed) \$ 11300 Repairs & Maint. \$ 600 Water Testing \$ 3200 Fish Plant
Anderson Lake	\$14,050	\$30,400	
Beach Authority Payroll (summer employees)	\$7,744	\$9,000	Pay increased by \$0.45/hr
Common Areas Tree Removal	\$6,500	\$5,000	Decreased by \$1500
Total Operating & Maint.	\$91,915	\$98,810	
Taxes and Insurance			
Payroll Taxes (federal and state employee taxes)	\$14,500	\$ 16,000	Increased per salary increases
Federal Income Tax (annual income tax)	\$400	\$ 2,500	Increased based on YTD
Property Liability	\$12,500	\$ 12,250	Decreased based on YTD
Umbrella Insurance	\$5,300	\$ 6,500	Increased based on YTD
Board Insurance	\$5,500	\$ 5,500	Same
Volunteer Insurance	\$325	\$ 350	Increased based on YTD
Paid Leave (employees PTO)	\$1,800	\$ 2,500	Increased based on YTD and salary increases
Total Taxes and Insurance	\$40,325	\$45,600	
Transfer Fee Expense			
Residential Signage (new homeowners' signs)	\$4,200	\$ 4,400.00	Increased based on YTD
Total Transfer Fee Expense	\$4,200	\$4,400	
Utilities			
Electricity	\$14,000	\$ 14,100.00	Increased based on YTD
Garbage	\$2,000	\$ 1,500.00	Decreased based on YTD
Sewer	\$1,700	\$ 1,500.00	Decreased based on YTD
Water	\$500	\$ 600.00	Increased based on YTD
Total Utilities Expense	\$18,200	\$17,700	
Total Cost of Operations	\$265,920	\$270,290	

Main Account	Budget 4-1-24 to 3-31-25	Budget 2025-2026 Dues \$10 Increase	Budget Explanation
Reserves- Capital Funding			
Reserve Account Deposit	\$23,375	\$43,100	Recommended Funding \$181,560 Deposited Funds in Account \$138,457
Total Cost of Operations and Reserves Funding	\$289,295	\$313,390	

Total Revenue	\$289,168	\$313,589	
Net Cash Surplus (Deficiency)	-\$127	\$199	

Financial Audit			
Annual Financial Audit (one year compliance audit)	\$12,500	\$15,000	Not included in the budget. Payment from savings funds.
Total Audit Expense	\$12,500	\$15,000	

Recommended Capital Expenses for 25-26		Proposed Capital Expenses for 25-26	
Slide Gate and underwater dock inspection	\$4,738	Slide Gate and underwater dock inspection	\$4,738
Replacement of Pick-up Truck with similar pick- up truck (deferred to future FY)	\$18,540	Reallocate funds for Pick-up truck to fix Gazebo Water Pipe	18,540
Replacement the auxilliary Slide gate valve (deferred to future FY)	\$17,922	Replace Playground Set (wood splintering)	\$33,433
Picnic assets allotment (deferred to future FY)	\$3,605	Replace Adjacent Fence in Playground (to do with the above project)	\$7,093
Maintenance tool replacement allotment (deferred to future FY)	\$3,605		
Total	\$48,410	Total	\$63,804