

LLVCC Proposed Budget for 26-27 FY

Proposed Budget At Glance

Revenue		Dues increasing by \$16. \$301.00 per year or 12 installments of 30 per month
Audit Funds (savings)	\$15,000	
Investment Interest Projected	\$7,815	
Revenue Projected Dues and Services	\$324,638	
Total	\$332,453	
Expenses		
Audit	\$15,000	
Administration and Office Expenses	\$43,995	
Community Activities	\$4,435	
Insurance	\$30,075	
Operations and Maintenance	\$82,485	
Payroll (7 employees)	\$98,435	
Taxes	\$21,000	
Utilities	\$21,050	
Residential Signage	\$5,000	
Reseves- Capital Funding	\$26,000	
Total	\$332,475	
Balance Total		
Total Revenue	\$332,453	
Total Expenses	\$332,475	
Net Cash Surplus/Deficiency	-\$22	

Proposed Budget Detail

Main Account	Approved 4-1-25 to 3-31-26	Budget 2026-2027 Dues \$16 Increase	Budget Explanation
Interest Revenue			
CD interest	\$2,500	\$ 2,600.00	Based on YTD
Money Market Interest	\$4,800	\$ 5,200.00	Based on YTD
Checking/Savings Interest	\$20	\$ 15.00	Based on YTD
Total Interest Revenue	\$7,320	\$7,815	
HOA Revenue			
Membership Dues	\$273,458	\$ 288,508	301*951 + 451.50*5
Boat Storage Fees	\$1,750	\$ 2,000	\$30/yr for Boats and Kayaks. Boats on trailer or trailers \$100.00/yr.
Covenant Violation Fines	\$3000	\$ 3,000	
Late Fees	\$2,500	\$ 3,000	Based on YTD
Lien Collections	\$4,000	\$ 2,000	Based on YTD
Records Request Fees	\$6	\$ -	
Collected Return Check Fees	\$30	\$ -	
Notary Services	\$400	\$ 400	
Monthly Payment Plan Fee		\$ 180	New revenue item
Property Transfer Fees (fees associated with closing and setting up new accounts, home signs, etc.)	\$24,000	\$ 24,000	
Additional Home Signs	\$750	\$ 800	Based on YTD
Misc Deposit	\$100	\$ -	
Property Walkarounds	\$925	\$ 750	Based on YTD
Total Revenue	\$310,919	\$324,638	
Total Income	\$318,239.00	\$332,453.00	
Administration and Office Expenses			
Accounting Services	\$6,000	\$ 5,000	Using QB online for Bookkeeping and Payroll
Advertising	\$200	\$ 100	Based on YTD
Background Checks	\$150	\$ 85	Based on YTD
Bank and Merchant Services/Fees	\$4,250	\$ 3,450	Based on YTD
Billing Service		\$ 1,800	Added service to allow ACH payments and electronic billing
Bookeeping Software	\$2500	\$ 2,500	
Cameras Subscription		\$ 500	New to increase common areas safety
Cell Phone Service	\$1,800	\$ 2,400	Service for three cell phones and a tablet.
Copier Lease	\$4,200	\$4,200	
Clubhouse Carpet Cleaning	\$1,250	\$1,300	Increased due to inflation
Document Editing Software	\$320	\$ 325	Increased due to inflation
Email Blast Service	\$800	\$ 850	Increased due to inflation
External Access	\$200	\$ 225	Increased due to inflation
Legal Fees- Liens & Foreclosures	\$8,000	\$ 6,500	Based on YTD
Mason County Auditor	\$2,000	\$ 1,500	Based on YTD
Non Profit Report	\$125	\$ 35	Based on YTD
Office Mileage (Banking, printing, and County business)	\$160	\$ 150	Based on YTD
Office Software	\$100	\$ 625	Increased due to inflation

Postage & PO Box Fees	\$1,500	\$1,400	Based on YTD
Printing	\$800	\$800	
Office Equipment	\$500	\$750	Consolidated two line items.
Office Supplies	\$1,000	\$1,100	Increased due to inflation
Office Rent	\$3,000	\$3,000	
Reserve Study		\$3,500	Required every three years
Technical Support	\$1500	\$1,300	Based on YTD
Website Host	\$1000	\$600	Based on YTD
Total Admin.	\$30,755	\$ 43,995	
Main Account	Approved 4-1-25 to 3-31-26	Budget 2026-2027 Dues \$16 Increase	Budget Explanation
Community Activities			
Christmas Light Prizes	\$300	\$300	
Kids Xmas	\$350	\$400	Increased based on toy prices
Training, CPR class	\$800	\$750	Based on YTD
Easter	\$325	\$325	
Fishing Derby Prizes	\$350	\$325	Based on YTD
Garage Sale Ads	\$75	\$85	Based on YTD
Halloween Décor	\$50	\$75	Increasing to have two winners
July 4th	\$50	\$50	
Community Picnic	\$1,850	\$1,500	Decreasing due to lack of participation. Rethinking the catering concept.
Shredding	\$625	\$625	
Total Recreation	\$4,775	\$4,435	
Insurance			
Vehicle Insurance	\$2,300	\$2,700	Based on YTD
Board of Directors Insurance	\$5,500	\$5,550	Based on YTD
Property Liability Insurance	\$12,250	\$15,500	Based on YTD
Umbrella Policy	\$6,500	\$6,000	Based on YTD
Volunteer Insurance	\$350	\$325	Based on YTD
Total Insurance Expense	\$26,900	\$30,075	
Operation & Maintenance			
Basketball Court	\$500	\$250	
Bathroom/Playground Upkeep	\$1,000	\$2,000	Consolidated two line items.
Beach/Gazebo Upkeep	\$1,500	\$1,600	Based on YTD
Boat Launch Upkeep	\$1,500	\$1,000	Based on YTD
Contract hours- Jim	\$3,500	\$4,500	Increased due to inflation
Landscaping Contract (common areas landscaping maintenance)	\$8,600	\$11,200	All year around maintenance. Based on new quote
Maintenance Supplies	\$1,500	\$1,550	Increased due to inflation
Misc Maintenance	\$18,500	\$18,500	
Tree Removal Common Area	\$5,000	\$5,000	
Tennis Court Lease	\$25	\$25	Lease thru April 2026
Tennis Court Maintenance	750	250	Decreased based on YTD
Patrol Supplies	\$200	\$250	
Truck Fuel	\$2,800	\$3,200	Increased due to inflation
Speed Sign Maintenance	\$500	\$500	
Vehicle Repairs/Maint	\$1,500	\$2,600	Increased due to inflation. Combined two line items (maintenance and tires)
Vehicle Registration	\$125	\$110	Based on YTD
Portable Sanitation (Boat Launch- summer)	\$725	\$750	Based on YTD
Department of Ecology (Dam Permit)	\$2,500	\$1,300	Based on YTD
Fish Replenishment	\$3,200	\$3,200	
Noxious Weed Treatment & Mapping	\$14,000	\$14,200	

Small Repairs & Maintenance (lake related)	\$11,000	\$10,000	Based on YTD
Water Testing	\$600	\$500	Based on YTD
Total Operating & Maint.	\$91,915	\$82,485	
Payroll			
Beach Attendants (summer employees)	\$9,000	\$ 11,255	Minimum wage increase by \$0.40 per hour. Underfunded prior year.
Compliance/Patrol Service	\$20,725	\$ 21,230	Salary increase \$0.48 per hour. Adding half hour in winter to close beach and bathrooms at dusk.
Maintenance	\$2,060	\$ 1,950	Based on YTD
Office Coordinators	\$58,200	\$ 64,000	Salary increase \$0.76 per hour. Adding one hour per day from April 1- August 31 due to workload.
Total Payroll	\$89,985	\$98,435	
Main Account	Approved 4-1-24 to 3-31-25	Budget 2026-2027 Dues \$16 Increase	Budget Explanation
Taxes			
Payroll Taxes (employer taxes)	\$16,000	\$ 15,000	Based on YTD
Federal Income Tax (annual income tax return)	\$2,500	\$ 4,000	Based on YTD
Paid Leave (employees PTO)	\$2,500	\$ 2,000	Based on YTD
Total Taxes and Insurance	\$21,000	\$21,000	
Transfer Fee Expense			
Residential Signage (new homeowners' signs)	\$4,400	\$ 5,000.00	Based on YTD
Total Transfer Fee	\$4,400	\$5,000	
Utilities			
Electricity	\$14,100	\$ 14,500.00	Based on YTD
Garbage	\$1,500	\$ 1,550.00	Based on YTD
Internet & Phone	\$2,400	\$ 2,400.00	
Sewer	\$1,500	\$ 1,600.00	Rate increase by Sewer company
Water	\$600	\$ 1,000.00	Rate increase by Water company
Total Utilities Expense	\$20,100	\$21,050	
Total Cost of Operations	\$289,830	\$306,475	
Reserves- Capital Funding			
Reserve Account Deposit 951 Member Lots	\$43,100	\$26,000	Current Reserve funds balance is \$167,145. See table below for current and scheduled expenses.
Total Cost of Operations and Reserves Funding	\$332,930	\$332,475	
Total Revenue	\$318,239	\$332,453	
Net Cash Surplus (Deficiency)	-\$14,691	-\$22	Deficiency covered with savings
Financial Audit			
Annual Financial Audit (one year)	\$15,000	\$15,000	
Total Audit Expense	\$15,000	\$15,000	
Pending Capital Expenses for 25-26		Proposed Capital Expenses for 26-27	

Replace playground set	\$ 40,000.00	Seal coat and restripe the parking lot at the north end of the lake	\$ 3,000.00
Replace adjacent fence playground	\$ 4,500.00	Asphalt repairs to cart path and parking lot	\$ 7,000.00
Total	\$ 44,500.00	Total	\$ 10,000.00