

LWC Approved Operating Budget 2024 - 2025

GL Acct	LWC Operating Budget	Approved Budget 2023-2024	Proposed Budget 2024-2025	Budget Difference Over/Under
4000	INCOME			
====>	HOA Fee Per Month:	226.54	\$ 229	2.46
	Annual HOA Fee per lot owner:	2718.48	\$ 2,748	29.52
	Total Annual HOA Fees X 268	728552.64	\$ 736,464	7,911
	To Reserve Fund	\$ 204,423.00	\$ 225,000	20,577
4100	Net Assessments	524,129.64	\$ 511,464	-12,666
4150	Discounts 3%	-14,000.00	\$ (15,600)	-1,600
4200	LWCHA L/F & Interest	0.00	\$ -	0
4300	Member Gate Cards + Remotes	1,000.00	\$ 1,000	0
4550	Key Deposits - Contractor	150.00	\$150	0
4700	Reimbursements	750.00	\$750	0
4800	Interest Income	500.00	\$1,500	1,000
4900	Other Income/Title Transfer	5,000.00	\$5,000	0
	TOTAL INCOME	517,529.64	\$ 504,264	-13,266
6000	EXPENSES			
	ADMINISTRATION			
6005	Human Resources	0.00	\$ -	0
6010	Accountant Services	4000.00	\$ 4,200	200
6020	Legal Collections	500.00	\$ 500	0
6030	Legal Consultancy	1000.00	\$ 15,000	14,000
6030.02	General - Legal Fees	750.00	\$ 750	0
	Total Acctg & Legal Consultancy	6250.00	\$20,450	14,200
6050	Insurance General Liability	12,998.00	\$ 14,298	1,300
6055	Earthquake Insurance	3,610.96	\$ 4,111	500
6058	Insurance Umbrella	1,428.00	\$ 1,628	200
6060	Insurance - D&O	0.00	\$ -	0
6070	Vehicle Insurance	700.00	\$ 800	100
6100	Office Equipment - Reserves	0.00	\$ -	0
6110	Office Supplies	2,500.00	\$ 2,500	0
6120	Printing	700.00	\$ 1,500	800
6130	Postage	550.00	\$ 700	150
6140	Computer-Security-Software	2,000.00	\$ 2,000	0
6150	Website - Email - WiFi	1,000.00	\$ 1,500	500
6160	Bank Charges	1,250.00	\$ 1,000	-250
6170	Charitable Contributions	0.00		0
6200	Dues and Subscription	3,600.00	\$ 3,600	0
6210	Licenses-Fees-Permits	1,250.00	\$ 2,450	1,200
6230	Conferences and Seminars	0.00	\$ 500	500
6250	Safety Committee	600.00	\$ 600	0
6260	Social Committee - Funded by Recy	0.00	\$ -	0
6260.01	Community Events	250.00	\$ 250	0
6270	Bad Debts	0.00		0

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6280	Forest Management Committee	15,000.00	\$ 15,000	0
6280.01	Fire Mitigation	1,000.00	\$ 1,000	0
6286	Architectural Committee	300.00	\$ 300	0
6295	Misc Expenses	500.00	\$ 1,000	500
6296	Employee Promotions Moved to 73			0
	Total Administration	49,236.96	\$ 54,737	5,500
6300	UTILITIES			
6310	Rec Center			
6310.01	Power	3,200.00	\$ 3,520	320
6310.02	Water	1,900.00	\$ 2,090	190
6310.03	Gas	7,000.00	\$ 7,700	700
6310.04	Internet	7,500.00	\$ 7,800	300
6310.05	Phone	600.00	\$ 600	0
	Total Rec Center	20,200.00	\$ 21,710	1,510
6350	Pool and Spa			
6350.02	Gas	8,000.00	\$ 8,800	800
	Total Pool and Spa	8,000.00	\$ 8,800	800
6400	Maintenance Building			
6400.01	Power	725.00	\$ 800	75
6400.02	Water	550.00	\$ 605	55
	Total Maintenance Building	1,275.00	\$ 1,405	130
6450	Gate House			
6450.01	Power	1,650.00	\$ 1,815	165
6450.02	Water	850.00	\$ 935	85
6550.03	Internet	5,700.00	\$ 6,000	300
6450.04	Phones	3,550.00	\$ 2,500	-1,050
	Total Gate House	11,750.00	\$ 11,250	-500
6500	Entry Gate	500.00	\$ 550	50
6550	Safety Operations Building	325.00	\$ 350	25
6550.01	Power	200.00	\$ -	-200
	subtotal	1,025.00	\$ 900	-125
	Total Utilities	42,250.00	\$ 44,065	1,815
6600	MAINTENANCE			
6610	Rec Center	2,500.00	\$ 2,500	0
6621	Pool and Spa	1,200.00	\$ 1,000	-200
6630	Tennis Courts	500.00	\$ 500	0
6640	Fitness Center	300.00	\$ 300	0
6650	Maintenance Building	200.00	\$ 200	0
6660	Gate House	400.00	\$ 400	0
6670	Entry Gate System - Reserves	0.00	\$ -	0
6680	Wooden Outdoor Amenities	0.00	\$ -	0
6690	Sign Maintenance	250.00	\$ 500	250

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6700	Roads and Paths	750.00	\$ 500	-250
6710	Drainage-Ditch-Culverts - Reserves	0.00		0
6720	Garbage Dumpster	150.00	\$ 150	0
6750	Other Common Areas	500.00	\$ 500	0
6760	Vehicles-Trucks-Golf Cart	2,000.00	\$ 1,000	-1,000
6770	Tools	250.00	\$ 500	250
	Total Maintenance	9,000.00	\$ 8,050	-950
6801	SUPPLIES AND EQUIPMENT			
6810	Rec Center Supplies	2,500.00	\$ 2,000	-500
6821	Pool and Spa	3,000.00	\$ 3,000	0
6830	Exercise Room	200.00	\$ 200	0
6840	Maintenance Building	550.00	\$ 500	-50
6850	Gate House	600.00	\$ 800	200
6860	Gate Cards and Remotes	1,500.00	\$ 1,500	0
6870	Tools and Tool Rental	3,750.00	\$ 2,500	-1,250
6900	Common Area Supplies	2,500.00	\$ 2,500	0
6910	Chemicals and Fertilizer	1000.00	\$ 250	-750
6921	Dog Station Supplies	1,250.00	\$ 1,000	-250
6940	Trees-Shrubs-Flowers	3,000.00	\$ 1,500	-1,500
6950	Entry Gate - Reserves	0.00	\$ -	0
6960	Vehicle Fuel	3,750.00	\$ 2,500	-1,250
6960.02	Equipment Fuel	0.00	\$ 800	800
6970	Mileage Reimbursement	0.00	\$ -	0
6990	Other	200.00	\$ -	-200
	Total Supplies	23,800.00	\$ 19,050	-4,750
7000	STAFF WAGES & BENEFITS			
7100	Wages			
7125	Community Coordinator (Dena)	54,718.03	\$ 54,718	0
7135	Office Administer (Jana)	23,694.12	\$ 24,405	711
7145	Grounds Superintendent (Pat)	32,018.66	\$ 54,855	22,836
7155	Maintenance-1 (Yves)	52,587.17	\$ 54,428	1,841
	Subtotal Wages Only		\$ 188,406	
7156	Maintenance-2	53000.00	\$ -	-53,000
7151	Employer Matching Taxes ~11.5%	23,500.00	\$ 21,667	-1,833
7160	Overtime Wages (summer help)	0.00	\$ -	0
7170	Relief Services-Rec Center Shutdown	6,180.00	\$ 6,000	-180
	Total Wages Less Benefits	245,697.98	\$ 216,073	-29,625
7201	Staff Medical Insurance	40,750.00	\$ 44,000	3,250
7250	SAIF - State Accident Insurance Fun	3,000.00	\$ 3,200	200
7301	Staff IRA	2,000.00	\$ -	-2,000
7302	Employee Promotions	500.00	\$ 500	0
	Subtotal Benefits Only	46,250.00	\$ 47,700	1,450

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	Total Wages, Benefits and Taxes	291,947.98	\$ 263,773	-28,175
7500	CONTRACTED SERVICES			
7525	Garbage Removal	51,000.00	\$ 52,000	1,000
7551	Composting Area	13,000.00	\$ 13,000	0
7601	Street Sweeping	2,500.00	\$ 1,500	-1,000
7651	Pest Control	750.00	\$ 750	0
7701	Lawn Mowing - Done In House	0.00	\$ -	0
7800	Tree Service	25,000.00	\$ 25,000	0
7850	Forest Consultation	1500.00	\$ 1,000	-500
7900	Fitness Center - Moved to 6640	0.00		0
7970	Landscaping Projects	1,500.00	\$ 500	-1,000
7980	Housekeeping	0.00		0
	Bank Charges			0
	Total Contracted Services	95,250.00	\$ 93,750	-1,500
	TOTAL EXPENSES	517,734.94	\$ 503,875	-13,860
	BALANCE	-205.30	\$ 389	595
8000	RESERVE FUNDING			
8100	LWC Reserve fund Transfer	191,449.92	\$ 225,000	33,550
8200	Innisfree	12,973.08	\$ -	-12,973
8300	Interest Income - Reserves	0.00	\$ 12,000	12,000
8800	Can-Bottle Donation	0.00	\$ -	0
8900	Late Fee Income	0.00	\$ -	0
	Total Reserve Funding	204,423.00	\$ 237,000	32,577