

LWC Budget Summary
July 1, 2026 to June 30, 2027
FOR RELEASE TO THE RESIDENTS OF LWC

Proposed Income Accounts

Account Number	Comments	\$ Amount
4100 Assessments	Provides for Home Owners Association fees at \$251 per month or \$3,012 per year. This is a 6% increase (\$15/month) from the previous budget, largely due to inflation of~3.5% currently. This assessment is levied on all 268 lots in LWC, and supports administration, insurance, supplies, maintenance, utilities, staff wages, staff benefits,contracted services for all LWC assets, 40 acres of common property, ammenties and facilities. Approximately 29% of the assessments fund the reserves account. <i>Please see last page for a Summary Comparison of current and proposed fees.</i>	\$ 807,216
4150 Discounts	In compliance with the CC&R, LWC provides a 3% discount to HOA fees when paid in full within 30 days of notice in cash or by check.	\$ (17,168)
4200 Inconsistent Income	LWCHA Late Fees & Interest	\$ 1,200
4300 Member Gate Cards/Remotes	Income from the sale of Gate Cards and remotes to residents	\$ 500
4550 Key Deposits	Contractor key deposit for access to LWC	\$ 50
4700 Reimbursements	Reimbursements for previously paid expenses	\$ 750
4800 Interest Income	Income earned from investment of Operating Funds	\$ 8,500
4900 New Owner Fees	\$300 per act of sale plus \$100 for 2 gate remotes/cards. <i>This is an estimate based on number of sales in LWC</i>	\$ 4,000
Reserve Contribution from Funding Model		\$ (232,884)
Total Net Income (less Reserve contribution)		\$ 572,164

Proposed Expense Accounts

Account Number	Comments	\$ Amount
6010 Accounting Services	CPA to review and prepare financial statements and Federal and State Tax Returns	\$ 3,000
6020/6030 Legal Consultant/Services	Legal advice, documentation, collections and fees	\$ 7,000
6050 Insurance General Liability	Policy with Farmers Insurance to cover Liability, D&O and property damage	\$ 19,731
6055 Earthquake Insurance	Coverage for common buildings and roads	\$ 5,673
6058 Insurance Umbrella Policy	Provides protection beyond other insurance limits. Coverage with NCIP	\$ 1,728
6070 Vehicle Insurance	Liability and Collision insurance for truck, utility vehicle and golf cart	\$ 1,100
6110/.02 Office Supplies/ElectionBuddy	General supplies used in office including ink for printers, paper, envelopes, etc Also includes costs for elections software	\$ 1,200 \$ 400
6120 Printing	Professional printing costs	\$ 1,800
6130 Postage	Postage for letters and notices, including annual Board of Director's election	\$ 400
6140 Computer Security Software	Security cameras, Iconapro building security, McAfee computer security	\$ 1,200
6150 Website and-Email	Website and Email hosting	\$ 1,000
6160 Bank Charges	Bank Account charges and services	\$ 300
6200 Dues and Subscriptions	Quickbooks, Google Suite, Amazon Prime, Depoe Bay Chamber	\$ 6,400
6210 Licenses/Fees/Permits	Pool license with Lincon County, DMV registrations, OR Corp Div fees	\$ 1,500
6230 Conferences and Seminars	Professional development opportunities	\$ 500

Proposed Expense Accounts

Account Number	Comments	\$ Amount
6250 Safety Committee	Expenses for Safety Committee activities, emergency supplies, AED & First Aid Training	\$ 1,500
6260.01/.02 Community Events/W.C.	Association sponsored events and Welcome Committee supplies	\$ 800
6280 Forest Management Committee	Expenses associated with the FMC including Arbor Day events	\$ 750
6286 Architectural Committee	Expenses associated with the AC	\$ 50
6295 Misc Expenses	Expenses incurred that do not fall into an assigned account	\$ 1,000
6310 Rec Center Utilities	Power, water, gas, internet and phone for the Rec Center. Theromostats have locks. Highest expense is commercial internet service.	\$ 17,554
6350 Pool & Spa Utilities	Water and Gas heating for pool and spa	\$ 9,240
6400 Maintenance Building Utilities	Power and water service to maintenance building	\$ 1,575
6450 Gatehouse Utilities	Power, water, commercial internet and phone service to Gatehouse	\$ 5,817
6500 Entry Gate Utilities	Power to operate the entry gate	\$ 578
6610 Rec Center Maintenance	The maintenance and cleaning supplies for Rec Center. This includes window washing, any electrical work, fire estinguisher service and AED inspections	\$ 2,500
6621 Pool & Spa Maintenance	Required maintenance to keep pool and spa operating within specs	\$ 1,000
6630 Tennis Court Maintenance	Required maintenance for both indoor and outdoor courts	\$ 500
6640 Fitness Center Maintenance	Inspection, services and supplies to keep equipment in good working order	\$ 800
6650 Maintenance Building Maint	Required supplies for grounds maintenance building	\$ 200

Proposed Expense Accounts

Account Number	Comments	\$ Amount
6660 Gatehouse Maintenance	Maintenance, repairs and upkeep of the Gatehouse	\$ 250
6670 Entry Gate System	Quarterly software subscription service and cloud storage	\$ 2,415
6680 Wooden Outdoor Ammenties	Cleaning and Maintenance of outdoor furniture/structures	\$ 250
6690 Sign Maintenance	Cleaning and maintenance to keep all signs in good shape	\$ 500
6700 Roads & Paths	Supplies and materials for minor road and path/boardwalk repair	\$ 1,200
6720 Garbage Dumpsters	Minor repairs	\$ 150
6750 Other Common Areas	Maintenance not covered by Reserves	\$ 500
6760 Vehicle Maitenance	Parts and services to maintain the pickup, utility vehicle and golf cart Quarterly servicing of truck	\$ 600
6770 Tools Maintenance	Tool Maintenance (lubrication, sharpening, tune-up, etc)	\$ 1,000
6810 Rec Center Supplies	Toilet supplies, cleaning materials and hardware	\$ 2,000
6821 Pool & Spa Supplies	Chemicals and cleaning supplies for pool & spa	\$ 2,000
6830 Exercise Room Supplies	Batteries and cleaning materials	\$ 200
6840 Maintenance Building Supplies	Materials, storage and grounds supplies	\$ 500
6850 Gatehouse Supplies	Housekeeping and cleaning supplies	\$ 300
6860 Gate Cards & Remote Restock	Purchase new gate cards and remotes as needed for residents and contractors	\$ 500

Proposed Expense Accounts

Account Number	Comments	\$ Amount
6870 Tools & Tool Rentals	Purchase new/replacement tools used by LWC Staff routinely. Rent larger tools/equipment used sporadically (e.g., chippers, backhoe, etc)	\$ 5,400
6900 Common Area Supplies	As required for common area maintenance	\$ 1,200
6910 Chemicals & Fertilizer	Herbicides for moss control, other chemicals and fertilizer for plants as needed	\$ 400
6921 Dog Station Supplies	Dog waste bags and receptacles as needed for pet waste stations	\$ 1,200
6930 Asphalt & Gravel	As needed for road, path and shoulder repair	\$ 250
6940 Trees, Shrubs,. Flowers	New stock to replenish nursery and for seasonal planting	\$ 2,000
6960 Vehicle Fuel	Fuel for pickup truck and utility vehicle	\$ 2,500
6960.02 Equipment Fuel	Non-ethanol fuel for gas-powered equipment	\$ 750
7100 Staff Wages	Wages for Community Coordinator, Facilities Manager, Grounds Manager, part-time Office Assistant and Rec Center Closers	\$ 232,870
7151 Employer Matching Taxes and	LWC's portion of Social Security and Medicae taxes (7.65%) plus Oregon SAIF, and medical insurance	\$ 21,424
7170 Relief Services	Rec Center Shutdown	\$ 6,000
7201 Health Insurance	Staff Medical Insurance	\$ 50,600
7250 SAIF	State Accident Insurance Fund	\$ 3,200
7301 401K matching (3%)	Expected particiapation	\$ 4,200
7302 Employee Promotions	Miscellaneous items for good will	\$ 500

Proposed Expense Accounts

Account Number	Comments	\$ Amount
7400 Oregon Income Tax	Taxes paid for investment income of operating funds	\$ 750
7450 Federal Income Tax	Taxes paid for investment income of operating funds	\$ 1,250
7525 Garbage Removal	Garbage and Recycling collection at three locations: Singing Tree, Meadow Houses and Innisfree. Amounts to about \$16 per month per lot	\$ 60,000
7551 Compost Service	Removal of yard debris and compost material generated in LWC	\$ 13,000
7601 Street Sweeping	To to handled by staff due to poor quality of contractor service	\$ -
7651 Pest Control	Contract services for pest control for all LWCHA buildings	\$ 1,600
7701 Lawn Mowing	To be done by LWC staff	\$ -
7800	Contracted tree services for removal and limbing of hazardous/storm-damaged trees/	\$ 25,000
7800.01	Contracted services for fire mitigation thinning and removal of ladder fuels/	\$ 7,500
7800.02	Contracted services for invasive species removal	\$ 7,500
7850 Arborist Consulting	Annual walk-about by arborist to identify hazardous, damaged and weakening trees	\$ 1,000
7970 Landscaping Projects	Contract/special projects by specific area to replace vegetation and aesthetics	\$ 1,000
7980 Housekeeping	Rec Center twice monthly cleaning service	\$ 9,600

Total Proposed Expenses	All proposed operating expenses for 2026-2027	\$ 569,855
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8100 Reserve Funding	Reserve funding model indicates 3.5% increase from last year for all LWC assets: Buildings, roads and paths, amenities	\$ 232,884
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Total 2025-2026 Budget	\$ 802,739
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LWC HOA Fees Summary	Current Year 2025-2026: Monthly Fee: \$236 Annual Fee: \$2,832
	New Year 2026 -2027 Monthly Fee: \$251 Annual Fee: \$3,012
	Summary: Monthly Increase \$15 Annual Increase \$180 6% increase