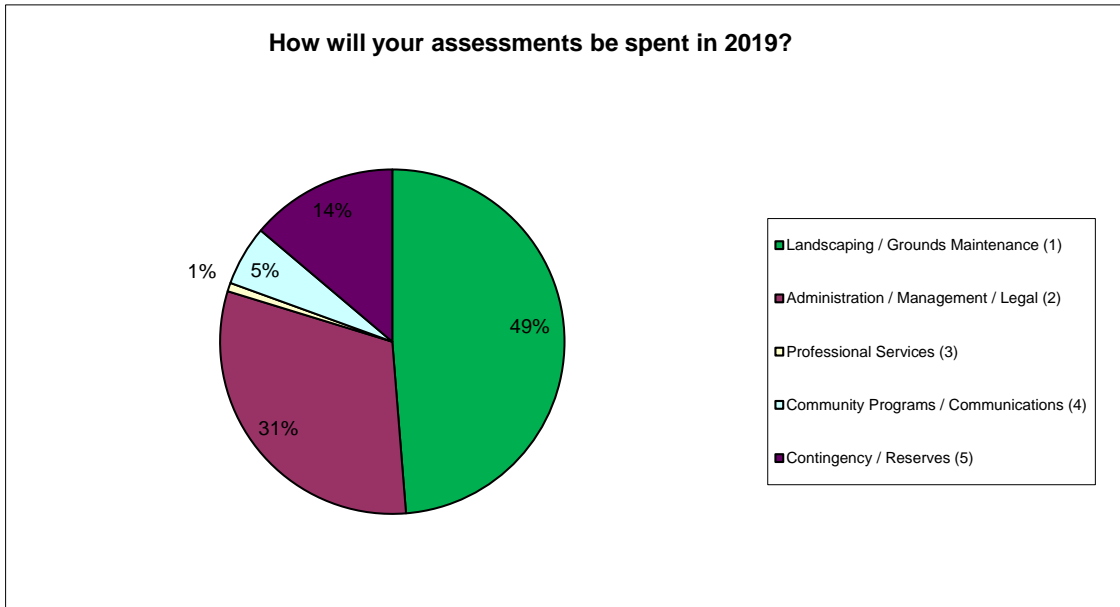


LCMA 2019 Operating Budget

Income	% of Total	2019 Proposed Budget	2018 Budget	YOY Variance	% Increase / Decrease
Assessments - Homeowners	56.2%	698,768	696,592	2,176	0.31%
Assessments - Apartments	9.0%	112,472	101,184	11,288	11.16%
Assessments - Commercial	23.2%	288,864	272,000	16,864	6.20%
Assessments - Schools	0.5%	6,528	6,528	-	0.00%
Assessments - Builders	0.0%	0	0	-	N/A
Assessments - IPAs 6th Ave	1.2%	15,000	15,000	-	0.00%
Assessments - IPAs Alleys*	7.6%	93,860	92,940	920	0.99%
Interest & Fees	1.4%	17,600	17,600	-	0.00%
Professional Services	0.8%	10,000	10,000	-	0.00%
Total Income	100.0%	1,243,092	1,211,844	31,248	2.58%

Expense	% of Total	2019 Proposed Budget	2018 Budget	YOY Variance	% Increase / Decrease
Landscaping / Grounds Maintenance (1)	48.7%	605,737	573,579	32,158	5.31%
Administration / Management / Legal (2)	31.0%	385,446	369,524	15,922	4.13%
Professional Services (3)	0.8%	10,000	10,000	-	0.00%
Community Programs / Communications (4)	5.6%	70,000	70,000	-	0.00%
Contingency / Reserves (5)	13.8%	171,909	188,741	(16,832)	-9.79%
Total Expense	100.0%	1,243,092	1,211,844	31,248	2.58%



* Assessments of \$30/quarter for homeowners who live on LCMA alleys for ongoing maintenance.

- 1: Water/sewer, electricity, grounds maintenance, landscaping & maintenance grants, fertilization/weeds/insect control, grounds/irrigation repairs, tree/shrub/plant maintenance & replacement, lighting maintenance, snow removal.
- 2: Community management, Executive Director, office and meeting expenses, accounting, postage, reserve study, tax prep, insurance, taxes, legal fees, delinquent accts management.
- 3: Construction Inspection
- 4: Community events, communications, website.
- 5: Operating contingency fund, reserve & capital fund contributions.