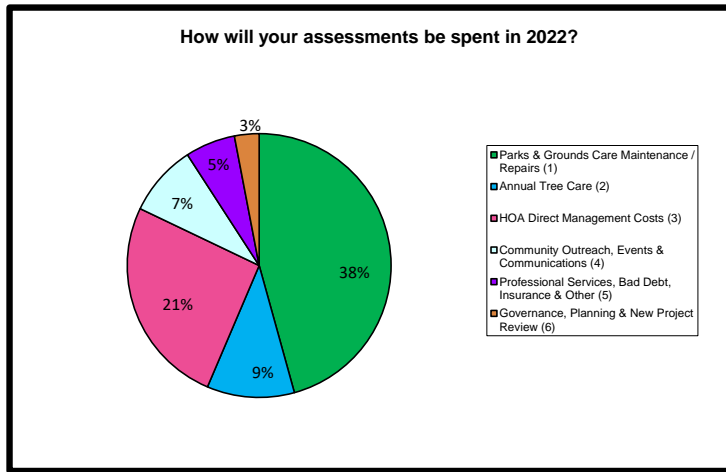


LCMA Proposed 2022 Operating Budget

Income	2021 Operating Budget	2021 % of Total Budget	2022 Proposed Operating Budget	2022 % of Total Budget	YOY Variance	% Increase / Decrease
Assessments - Homeowners	698,768	62.7%	924,840	62.7%	226,072	32.35%
Assessments - Apartments	117,232	10.5%	156,600	10.6%	39,368	33.58%
Assessments - Commercial	286,416	25.7%	379,080	25.7%	92,664	32.35%
Assessments - Schools	6,528	0.6%	7,200	0.5%	672	10.29%
Interest & Fees	6,250	0.6%	6,250	0.4%	-	0.00%
Professional Services	0	0.0%	0	0.0%	-	0.00%
Total Operating Income	1,115,194	100.0%	1,473,970	100.0%	358,776	32.17%

Expense	2021 Operating Budget	2021 % of Total Budget	2022 Proposed Operating Budget	2022 % of Total Budget	YOY Variance	% Increase / Decrease
Parks & Grounds Care Maintenance / Repairs (1)	549,117	49.8%	554,151	37.6%	5,034	0.92%
Annual Tree Care (2)	3,000	0.3%	130,000	8.8%	127,000	4233.33%
HOA Direct Management Costs (3)	300,331	27.3%	311,369	21.1%	11,038	3.68%
Community Outreach, Events & Communications (4)	118,904	10.8%	106,304	7.2%	(12,600)	-10.60%
Professional Services, Bad Debt, Insurance & Other (5)	89,046	8.1%	74,319	5.0%	(14,727)	-16.54%
Governance, Planning & New Project Review (6)	41,550	3.8%	36,550	2.5%	(5,000)	-12.03%
Total Operating Expense Prior To Reserve Contribution	1,101,948	100.0%	1,212,693	82.3%	110,745	10.05%
Capital Reserve Contributions (7)	13,246		261,277	17.7%	248,031	1872.50%
Total Operating Expense	1,115,194		1,473,970	100.0%	358,776	32.17%



2022 Proposed Operating Budget Notes

- (1) Water/sewer, electricity, grounds maintenance, fertilization/weeds/insect control, grounds/irrigation repairs, playground maintenance, lighting maintenance, snow removal, city encroachment fees. \$100K in Parks and Open Space Strategic Planning included in 2021 Reserve Fund Budget.
- (2) All tree maintenance, treatment, pruning, and winter watering, as well as shrub and plant maintenance and replacement.
- (3) HOA management (MSI), Executive Director, office and storage rent, administrative costs.
- (4) Communications (website, eNews, social media, print), postage, holiday lighting, community events, community grants.
- (5) A/R processing fees, lien processing fees, reimbursed lien fee income, audit / tax preparation, taxes, legal fees, legal collection fees, bad debt, insurance, insurance deductibles, operating fund contingency
- (6) LCMA hiring expert consultants, surveyors, and architect / landscape designer services to identify alley maintenance, re-write LCMA governing documents, and plan reserve study projects.
- (7) Amount shown is General Reserve contributions only. Alley Reserve contributions of \$155,100 will be made directly from the Alley Individual Purpose Assessment.