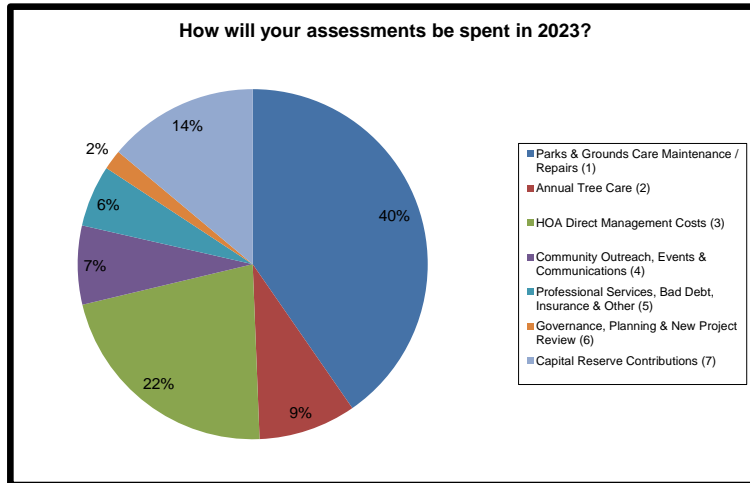


LCMA Proposed 2023 Operating Budget

Income	2022 Operating Budget	2022 % of Total Budget	2023 Proposed Operating Budget	2023 % of Total Budget	YOY Variance	% Increase / Decrease
Assessments - Homeowners	924,840	62.7%	924,840	62.7%	-	0.00%
Assessments - Apartments	156,600	10.6%	156,600	10.6%	-	0.00%
Assessments - Commercial	379,080	25.7%	379,080	25.7%	-	0.00%
Assessments - Schools	7,200	0.5%	7,200	0.5%	-	0.00%
Interest & Fees	6,250	0.4%	6,250	0.4%	-	0.00%
Professional Services	0	0.0%	0	0.0%	-	0.00%
Total Operating Income	1,473,970	100.0%	1,473,970	100.0%	-	0.00%

Expense	2022 Operating Budget	2022 % of Total Budget	2023 Proposed Operating Budget	2023 % of Total Budget	YOY Variance	% Increase / Decrease
Parks & Grounds Care Maintenance / Repairs (1)	554,151	37.6%	595,789	40.4%	41,638	7.51%
Annual Tree Care (2)	130,000	8.8%	133,000	9.0%	3,000	2.31%
HOA Direct Management Costs (3)	311,369	21.1%	323,367	21.9%	11,998	3.85%
Community Outreach, Events & Communications (4)	106,304	7.2%	107,504	7.3%	1,200	1.13%
Professional Services, Bad Debt, Insurance & Other (5)	74,319	5.0%	84,033	5.7%	9,714	13.07%
Governance, Planning & New Project Review (6)	36,550	2.5%	27,000	1.8%	(9,550)	-26.13%
Total Operating Expense Prior To Reserve Contribution	1,212,693	82.3%	1,270,693	86.2%	58,000	4.78%
Capital Reserve Contributions (7)	261,277	17.7%	203,277	13.8%	(58,000)	-22.20%
Total Operating Expense	1,473,970	100.0%	1,473,970	100.0%	-	0.00%



2023 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.

(2) Tree maintenance, treatment, pruning, and winter watering, as well as shrub and plant maintenance and replacement.

(3) HOA management (MSI); Executive Director; office, meeting space, 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) 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 \$154,900 will be made directly from the Alley Individual Purpose Assessment.