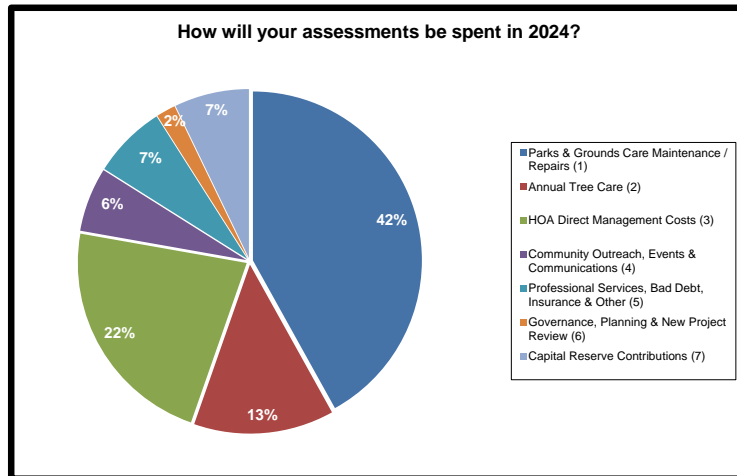


## LCMA 2024 Operating Budget

| Income                        | 2023 Operating Budget | 2023 % of Total Budget | 2024 Proposed Operating Budget | 2024 % of Total Budget | YOY Variance | % Increase / Decrease |
|-------------------------------|-----------------------|------------------------|--------------------------------|------------------------|--------------|-----------------------|
| Assessments - Homeowners      | 924,840               | 62.7%                  | 924,840                        | 62.5%                  | -            | 0.00%                 |
| Assessments - Apartments      | 156,600               | 10.6%                  | 156,600                        | 10.6%                  | -            | 0.00%                 |
| Assessments - Commercial      | 379,080               | 25.7%                  | 383,040                        | 25.9%                  | 3,960        | 1.04%                 |
| Assessments - Schools         | 7,200                 | 0.5%                   | 6,840                          | 0.5%                   | (360)        | -5.00%                |
| Interest & Fees               | 6,250                 | 0.4%                   | 7,250                          | 0.5%                   | 1,000        | 16.00%                |
| <b>Total Operating Income</b> | <b>1,473,970</b>      | <b>100.0%</b>          | <b>1,478,570</b>               | <b>100.0%</b>          | <b>4,600</b> | <b>0.31%</b>          |

| Expense  | 2023 Operating Budget | 2023 % of Total Budget | 2024 Proposed Operating Budget | 2024 % of Total Budget | YOY Variance   | % Increase / Decrease |
|--|-----------------------|------------------------|--------------------------------|------------------------|----------------|-----------------------|
| Parks & Grounds Care Maintenance / Repairs (1)               | 595,789               | 40.4%                  | 619,971                        | 41.9%                  | 24,182         | 4.06%                 |
| Annual Tree Care (2)   | 133,000               | 9.0%                   | 198,541                        | 13.4%                  | 65,541         | 49.28%                |
| HOA Direct Management Costs (3)                              | 323,367               | 21.9%                  | 331,571                        | 22.4%                  | 8,204          | 2.54%                 |
| Community Outreach, Events & Communications (4)              | 107,504               | 7.3%                   | 91,000                         | 6.2%                   | (16,504)       | -15.35%               |
| Professional Services, Bad Debt, Insurance & Other (5)       | 84,033                | 5.7%                   | 104,085                        | 7.0%                   | 20,052         | 23.86%                |
| Governance, Planning & New Project Review (6)                | 27,000                | 1.8%                   | 27,550                         | 1.9%                   | 550            | 2.04%                 |
| <b>Total Operating Expense Prior To Reserve Contribution</b> | <b>1,270,693</b>      | <b>86.2%</b>           | <b>1,372,718</b>               | <b>92.8%</b>           | <b>102,025</b> | <b>8.03%</b>          |
| Capital Reserve Contributions (7)                            | 203,277               | 13.8%                  | 105,852                        | 7.2%                   | (97,425)       | -47.93%               |
| <b>Total Operating Expense</b>                               | <b>1,473,970</b>      | <b>100.0%</b>          | <b>1,478,570</b>               | <b>100.0%</b>          | <b>4,600</b>   | <b>0.31%</b>          |



### 2024 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.