

**Lummi Island Scenic Estates Community Club, Inc.**

**Proposed 2022 Budget (Modified Cash Basis)**

	2019 Actual	2020 Actual	2021 Budget	2022 Budget	Note
<b>Income:</b>					
Dues	\$290,000	\$289,275	\$288,550	\$263,340	399 dues-paying lots, \$660/lot
Water Fees	69,435	69,110	70,000	151,848	222 connections, avg \$57/mo
Water Loan Fees (DWSRF)	28,400	28,329	28,400	41,250	\$28,400 for old loan, \$12,850 for new loan
Interest Income	8,914	7,294	1,500	3,500	Same as 2021 expected actual
Other Income	50,012	19,565	18,150	10,000	Modest increase from expected 2021 actual
<b>Total Income</b>	<b>446,761</b>	<b>413,573</b>	<b>406,600</b>	<b>469,938</b>	
<b>Expenses:</b>					
<b>Operations:</b>					
Vehicles	711	10,417	4,000	6,000	Aging truck, possibility of major repair or lease to replace
Buildings	4,470	1,061	7,000	10,000	Includes some contingency based on 2021 repairs needed
Marina & Docks	750	4,985	3,000	4,000	
Grounds/Roads/Maintenance	5,000	3,388	5,000	6,000	Similar to 2021 expected actuals
Supplies	3,605	2,327	4,000	5,000	
<b>Total Operations</b>	<b>14,536</b>	<b>22,178</b>	<b>23,000</b>	<b>31,000</b>	
<b>Utilities:</b>					
Telephone (Cell & Internet)	4,418	4,026	4,530	4,000	
Electricity	6,211	6,562	8,000	8,000	
Garbage	271	278	450	500	Similar to 2021 expected actuals
Propane	2,067	1,652	3,000	2,000	
Gasoline/Diesel	2,438	1,492	2,200	2,000	
<b>Total Utilities</b>	<b>15,405</b>	<b>14,010</b>	<b>18,180</b>	<b>16,500</b>	
<b>Administration:</b>					
Bank/Payment Processing Fees	716	592	800	800	
Insurance	57,207	35,917	27,500	25,000	
Postage, Mailing Service	2,222	2,668	2,500	2,500	Similar to 2021 expected actuals
Administrative Supplies & Serv	3,678	3,600	4,856	2,665	
Tech (Hardware, Software, Backup)	697	1,394	4,550	1,000	
Director Stipend	3,202	3,564	3,625	3,300	5 board positions, \$660/ea
<b>Total Administration</b>	<b>67,722</b>	<b>47,735</b>	<b>43,831</b>	<b>35,265</b>	
<b>Staffing:</b>					
Employee Wages	109,744	110,461	123,375	152,630	
Payroll Taxes	11,733	12,110	14,595	15,293	4% increase for current staff, add .5 FTE operations assistant
Employee Benefits	9,964	10,596	16,275	12,233	
Employee Training	1,041	1,654	3,000	3,000	Per staff input
Employee Travel	624	548	1,050	1,000	
<b>Total Staffing</b>	<b>133,106</b>	<b>135,369</b>	<b>158,295</b>	<b>184,156</b>	
<b>Professional Services:</b>					
Accounting/Audit	16,469	7,146	12,750	7,500	Non-audit year
Reserve Study	3,275	990	3,603	3,500	Anticipate site visit
Legal/Lien Fees	4,675	4,325	8,600	18,000	Increase to pursue foreclosures
<b>Total Professional Services</b>	<b>24,419</b>	<b>12,461</b>	<b>24,953</b>	<b>29,000</b>	
<b>Taxes &amp; Licenses</b>	<b>9,877</b>	<b>14,349</b>	<b>10,342</b>	<b>11,000</b>	
<b>Water:</b>					
Treatment Plant Management	6,431	11,002	8,000	7,500	
Reservoir Mgmt (Water Ops)	2,493	5,358	1,500	9,500	
Distribution System	6,037	3,244	6,000	10,000	Higher "new normal" costs with turbidity issues and old treatment plant
Chemicals	3,761	6,912	4,000	7,000	
Water Testing	1,587	6,700	4,500	13,000	
Storage Tanks	775	0	1,000	1,000	Normal budget amount
Permits & Fees	4,586	4,270	4,000	4,000	Expected 2021 actual
<b>Total Water</b>	<b>25,670</b>	<b>37,486</b>	<b>29,000</b>	<b>52,000</b>	

**Lummi Island Scenic Estates Community Club, Inc.**

**Proposed 2022 Budget (Modified Cash Basis)**

	2019 Actual	2020 Actual	2021 Budget	2022 Budget	Note
<b>Other:</b>					
Depreciation Expense	36,862	42,061	48,000	45,000	Similar to expected 2021 actual - also see adjustment below
Bad Debt Expense	0	43,916	14,000	13,167	5% of total annual dues
Interest Expense DWSRF	3,655	3,283	3,500	3,000	Estimate based on 2020 actual
<b>Total Other</b>	<b>40,517</b>	<b>89,260</b>	<b>65,500</b>	<b>61,167</b>	
<b>Total Expenses</b>	<b>331,252</b>	<b>372,848</b>	<b>373,100</b>	<b>420,088</b>	
<b>Net Income</b>	<b>\$115,509</b>	<b>\$40,725</b>	<b>\$33,500</b>	<b>\$49,850</b>	
<b>Adjustments</b>					
Depreciation	36,862	42,061	48,000	45,000	Back out non-cash expense
DWSRF Loan Principal	-24,745	-23,655	-24,900	-38,250	Not truly an expense, shown here as a cash outflow. Total DWSRF interest + principal is \$41,250, same as total Water Loan Fees income above.
Annual Reserve Contribution	-51,900	-50,000	-56,600	-56,600	Not truly an expense, included in the budget since it is an outflow from operating cash
<b>Total Adjustments</b>	<b>-39,783</b>	<b>-31,594</b>	<b>-33,500</b>	<b>-49,850</b>	
<b>Estimated Net Operating Cash</b>	<b>\$75,726</b>	<b>\$9,131</b>	<b>\$0</b>	<b>\$0</b>	

**Additional Information about Dues and Fees:**

**Annual Dues:**  
 Dues cover the period of January 1 to December 31 and are billed as of January 1. Dues are payable on a semi-annual basis (as per section 4.5.1.3 of the bylaws), with the first half due on January 1 (becoming delinquent on February 1) and the second half due on June 1 (becoming delinquent on July 1).

As a courtesy and budgeting convenience to members who maintain a current account status, LISECC offers a monthly payment plan for dues. LISECC will issue monthly payment coupons to qualifying members in January. If a member becomes 30 days delinquent, their account will revert to a semi-annual payment schedule as specified by section 4.5.1.3 of the bylaws.

**Water Loan Fees (DWSRF)** are included in the dues billing and on the same payment schedule as dues.

**Water Fees** are billed bi-monthly and are due within 30 days of invoice.

Typical annual costs per dues-paying lot include:

	No water connection	Water connection			
Annual dues	\$660	\$660			
Water Loan Fees (DWSRF)	103	103			
Water fees (based on expected average)	0	684			
<b>Total</b>	<b>\$763</b>	<b>\$1,447</b>			