

Lummi Island Scenic Estates Community Club, Inc.
Proposed 2023 Budget (Modified Cash Basis)

Acct #		2020 Actual	2021 Actual	2022 Budget	2023 Budget	Note
	Income:					
400	Dues	\$289,275	\$289,275	\$263,340	\$345,534	Increase in dues from \$660 to \$866 per lot
405	Water Fees	69,110	71,345	151,848	140,000	projected from 2022 YTD
430	Water Loan Fees (DWSRF)	28,329	28,329	41,250	41,250	\$28,400 for old loan, \$12,850 for new loan
470	Interest Income	7,294	3,443	3,500	4,500	CDs at Fidelity
450/480	Other Income	19,565	8,277	10,000	8,000	transfer fees, rental, credit card fees, etc
	Total Income	413,573	400,669	469,938	539,284	
	Expenses:					
	Operations:					
1000	Operations:					
1010	Vehicles	10,417	2,078	5,000	3,000	truck fully depreciated, repair estimate only
1020	Buildings	1,061	15,037	12,000	12,000	clubhouse 2021 expense
1030	Marina & Docks	4,985	3,339	4,000	4,000	
1040	Grounds/Roads/Maintenance	3,388	5,358	6,000	6,000	Similar to 2022 expected actuals
1050	Supplies	2,327	4,503	4,000	4,000	
	Total Operations	22,178	30,315	31,000	29,000	
	Utilities:					
500	Utilities:					
510	Telephone (Cell & Internet)	4,026	4,093	4,000	4,420	
530	Electricity	6,562	7,570	8,000	8,350	projected from 2022 expected actuals
540	Garbage	278	394	500	400	
550	Propane	1,652	1,734	2,000	2,800	35% increase per gallon
560	Gasoline/Diesel	1,492	2,014	2,000	3,200	50% increase per gallon
	Total Utilities	14,010	15,805	16,500	19,170	
	Administration:					
600	Administration:					
620	Bank/Payment Processing Fees	592	940	800	950	
630	Insurance	35,917	25,549	25,000	25,600	
670	Postage, Mailing Service	2,668	2,526	2,500	2,600	Similar to 2022 expected actuals
680	Administrative Supplies & Serv	3,600	5,275	2,665	1,500	
	Tech (Hardware, Software, Backup)	1,394	1,068	1,000	1,000	
	Director Stipend	3,564	3,565	3,300	4,330	5 board positions 866 each
	Total Administration	47,735	38,923	35,265	35,980	
	Staffing:					
700	Staffing:					
730	Employee Wages	110,461	133,129	152,630	201,024	15.00% COLA and Merit placeholder
740/750	Payroll Taxes	12,110	13,081	15,293	20,814	GM 0.75 FTE, Op Mgr 1.0 FTE, Op Sup 1.0 FTE, Op Sup 0.5 FTE
760	Employee Benefits	10,596	10,600	12,233	18,031	
710	Employee Training	1,654	775	3,000	3,000	
720	Employee Travel	548	347	1,000	1,000	
	Total Staffing	135,369	157,932	184,156	243,868	
	Professional Services:					
610	Accounting/Audit	7,146	9,429	7,500	3,000	current auditor
996	Reserve Study	990	1,100	3,500	1,100	non site visit year
640/650	Legal/Lien Fees	4,325	6,193	18,000	11,374	no new foreclosures?
	Total Professional Services	12,461	16,722	29,000	15,474	
	Taxes & Licenses	14,349	14,623	11,000	10,920	\$7500 excise fee on water revenue,\$3400 prop tax
	Water:					
900	Water:					
910	Treatment Plant Management	11,002	2,698	7,500	7,600	
920	Reservoir Mgmt (Water Ops)	5,358	6,027	9,500	2,000	projected from 2022 YTD
940	Distribution System	3,244	19,536	10,000	12,000	projected from 2022 YTD
960	Chemicals	6,912	7,405	7,000	7,000	
970	Water Testing	6,700	11,805	13,000	13,000	
930	Storage Tanks	0	0	1,000	1,000	
980	Permits & Fees	4,270	4,431	4,000	4,500	
	Total Water	37,486	51,902	52,000	47,100	
	Other:					
998	Depreciation Expense	42,061	45,078	45,000	44,000	Similar to expected 2021 actual - also see adjustment below
	Bad Debt Expense	43,916	2,955	13,167	17,277	5% of total annual dues
	Interest Expense DWSRF	3,283	2,904	3,000	3,000	Estimate based on 2020 actual
	Total Other	89,260	50,937	61,167	64,277	
	Total Expenses	372,848	377,159	420,088	465,789	
	Net Income	\$40,725	\$23,510	\$49,850	\$73,495	
	Adjustments					
	Depreciation	42,061	45,078	45,000	44,000	Back out non-cash expense
	DWSRF Loan Principal	-23,655	-25,425	-38,250	-38,250	Total DWSRF interest + principal is \$41,250
997	Annual Reserve Contribution	-50,000	-56,600	-56,600	-79,245	Not truly an expense, outflow from operating cash
	Total Adjustments	-31,594	-36,947	-49,850	-73,495	
	Estimated Net Operating Cash	\$9,131	-\$13,437	\$0	-\$0	

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:

	Lots with Water	Lots without	
Annual dues	\$866	\$866	LISECC has a Reserve Study that meets the requirements of RCW 64.90.550 and the 2023 budget meets the recommendations of the Reserve Study. The average Reserve deficiency per lot is \$4108.
Water Loan Fees (DWSRF)	103	103	
Water fees (based on expected avg)	633.48		\$198.61 Is the Reserve contribution per lot in 2023
Total	\$1,602	\$969	