

## LMCC 2025 Budget Worksheet

2025 Annual Dues Income	\$325.00	\$128,375.00		Annual	
2025 Annual Recurring Budget		(\$128,928.38)		Deficit	Deficit/Lot
				(\$553.38)	(1.40)
2025 Capital Reserve Projects		(\$6,335.00)			
2025 Starting Balance (Est)		\$104,949.14			
2025 Annual Dues Income		\$128,375.00			
2025 Annual Recurring Budget		(\$128,928.38)			
2025 Annual Operating Reserve		(\$2,333.33)			
2025 Annual Contingent Reserve	100%	(\$18,100.00)		Total	
2025 Committed Project Budget		(\$29,050.00)		Deficit	Deficit/Lot
2025 Ending Balance (Est)		\$54,912.43		(\$50,036.71)	(\$126.68)

Budget Item	Budget	Vender	Amount	Yearly Frequency	Last Serviced	Yearly Amount	2025 Budget Amount
Budget Transition Padding			\$15,000.00	1		\$15,000.00	\$15,000.00
<b>Office</b>	<b>\$52,915.19</b>						
*Internet Service	Office	Astound/Wave	\$140.00	12		\$1,680.00	\$1,680.00
*Phone Service	Office	ZiPLY	\$100.00	12		\$1,200.00	\$1,200.00
*Electricity	Office	Puget Sound Energy	\$2,000.00	1		\$2,000.00	\$2,000.00
*Basic Accounting Services	Office	CBS Accounting	\$800.00	12		\$9,600.00	\$9,600.00
*D&O Insurance	Office	Alliance Insurance Inc	\$4,000.00	1		\$4,000.00	\$4,000.00
*Property / Liability Insurance	Office	Liberty Mutual	\$850.00	12		\$10,200.00	\$10,200.00
*Corporate Registration	Office	WA SOS	\$20.00	1		\$20.00	\$20.00
*Postage	Office		\$700.00	1		\$700.00	\$700.00
*Printing Services	Office		\$800.00	1		\$800.00	\$800.00
*Office Supplies	Office		\$500.00	1		\$500.00	\$500.00
*Microsoft 365	Office	Microsoft	\$80.00	12		\$960.00	\$960.00
*Bitwarden Subscription	Office	BitWarden	\$43.52	1		\$43.52	\$43.52
*Reserve Study Fees	Office	Jeff Samdal & Associates	\$3,500.00	1/3	2022	\$1,166.67	\$3,500.00
*Website Hosting	Office	Cascade Valley Designs	\$350.00	1		\$350.00	\$350.00
*Tax Preparation	Office	Joseph Vandal CPA PS I	\$1,300.00	1		\$1,300.00	\$1,300.00
*Audit	Office	Joseph Vandal CPA PS I	\$1,300.00	1		\$1,300.00	\$1,300.00
*Property Taxes	Office	King County	\$5,000.00	1		\$5,000.00	\$5,000.00
*WASCI Membership	Office		\$325.00	1		\$325.00	\$325.00
*WASCI Training	Office		\$150.00	1		\$150.00	\$150.00
#Office Renovation	Office		\$4,120.00	1		\$4,120.00	\$4,120.00
+Governing Documents Legal Review	Office	Peryea Silver Taylor P.S.	\$1,500.00	1		\$1,500.00	\$1,500.00
?Attorney Fees	Office	Peryea Silver Taylor P.S.	\$4,000.00	1		\$4,000.00	\$4,000.00
?Lien Recording Fees	Office		\$1,500.00	1		\$1,500.00	\$1,500.00
?Meeting Rental Fees	Office		\$250.00	1		\$250.00	\$250.00
?Unplanned Office Expenses	Office		\$250.00	1		\$250.00	\$250.00
<b>Payroll</b>							
*Payroll Processing	Office	CBS Accounting	\$70.00	24		\$1,680.00	\$1,680.00
*Payroll Employer Taxes	Office	WA L&I, WA ESD	\$5,000.00	1		\$5,000.00	\$5,000.00
*Payroll Office Manager	Office		\$30,000.00	1		\$30,000.00	\$30,000.00
*Payroll Handyman	Office		\$5,000.00	1		\$5,000.00	\$5,000.00

<b>Parks</b>		<b>\$44,359.19</b>						
*Landscaping	Parks	Bella Vista Landscaping	\$1,345.00	12			\$16,140.00	\$16,140.00
*Beach Sand	Parks	Abby Trucking / Bella Vis	\$3,500.00	1/4	2024		\$875.00	\$875.00
#Playground Chips	Parks	De Jong Shavings	\$2,215.00	1/5	2020		\$443.00	\$2,215.00
*Dog Waste Bags	Parks	Bow Wow Pet Waste Prc	\$59.99	1			\$59.99	\$59.99
*Paper Towels	Parks		\$50.00	1			\$50.00	\$50.00
*Toilet paper	Parks		\$40.00	1			\$40.00	\$40.00
*Garbage Bags	Parks		\$50.00	1			\$50.00	\$50.00
*Beach2 Outhouse	Parks	Honey Bucket	\$150.10	12			\$1,801.20	\$1,801.20
*Winterize Sprinkler System (Pump)	Parks	Aquasense	\$150.00	1			\$150.00	\$150.00
*Garbage Service	Parks	Waste Management Nort	\$155.00	12			\$1,860.00	\$1,860.00
*Water Service	Parks	Water District # 119	\$740.00	1			\$740.00	\$740.00
*Septic Service	Parks		\$900.00	1/3	2024		\$300.00	\$300.00
*Parks Reserve Plan Contribution (55%)	Parks		\$5,500.00	1			\$5,500.00	\$5,500.00
+Build Additional Kayak Racks for B1 &	Parks		\$900.00	1			\$900.00	\$900.00
+Create Boat Launch for Beach1	Parks		\$1,000.00	1			\$1,000.00	\$1,000.00
-+Widen and Gravel Beach2 Boat Launc	Parks		\$2,000.00	1			\$2,000.00	\$2,000.00
+Beach 1 Bathroom Remodel	Parks		\$6,000.00	1			\$6,000.00	\$6,000.00
+LMCC Sign Review/Replacement	Parks		\$250.00	1			\$250.00	\$250.00
+Refurbish LMCC Sign on Fay Road En	Parks		\$200.00	1			\$200.00	\$200.00
?Unplanned Maintenance Fund	Parks		\$6,000.00	1			\$6,000.00	\$6,000.00

<b>Lake</b>		<b>\$34,994.00</b>						
*April Fish Plant	Lake	J&D Fisheries	\$2,250.00	1			\$2,250.00	\$2,250.00
*June Fish Plant	Lake	J&D Fisheries	\$2,250.00	1			\$2,250.00	\$2,250.00
*Fish Planting Permit	Lake	WA F&W	\$94.00	1			\$94.00	\$94.00
?Weed Treatment	Lake	AquaTechnex	\$5,000.00	1	2022		\$5,000.00	\$5,000.00
*NPDES Weed Treatment Permit	Lake	AquaTechnex	\$700.00	1			\$700.00	\$700.00
+Nutrient Treatment	Lake	AquaTechnex	\$15,000.00	1			\$15,000.00	\$15,000.00
-*Toxicity Testing	Lake		\$5,000.00	1			\$5,000.00	\$5,000.00
+Nutrient Source Sampling	Lake	Roth	\$3,000.00	1			\$3,000.00	\$3,000.00
+Shoreline Lake Maintenance	Lake		\$1,000.00	1			\$1,000.00	\$1,000.00
+Shoreline Community Engagement	Lake		\$200.00	1			\$200.00	\$200.00
-+Lake Info Sign	Lake		\$500.00	1			\$500.00	\$500.00
?Unplanned Sample Mailing Costs	Lake		\$100.00	1			\$100.00	\$100.00

<b>Dam</b>		<b>\$6,708.00</b>						
*Annual Dam Inspection Fees	Dam		\$1,208.00	1	2020		\$1,208.00	\$1,208.00
*Dam Reserve Plan Contribution (45% o	Office		\$4,500.00	1			\$4,500.00	\$4,500.00
?Unplanned Dam Maintenance	Dam		\$1,000.00	1			\$1,000.00	\$1,000.00

<b>Community Events</b>		<b>\$7,385.00</b>						
*Coffee with the Board	Events		\$15.00	4			\$60.00	\$60.00
*Polar Bear Plunge	Events		\$0.00	1			\$0.00	\$0.00
*Valentines Day Hearts	Events		\$200.00	1			\$200.00	\$200.00
*Easter	Events		\$450.00	1			\$450.00	\$450.00
*Family Fish Day	Events		\$1,100.00	1			\$1,100.00	\$1,100.00
*4th July	Events		\$5,000.00	1			\$5,000.00	\$5,000.00
*Community Garage Sale	Events		\$75.00	1			\$75.00	\$75.00
*Adopt-a-road	Events		\$0.00	1			\$0.00	\$0.00
*Halloween	Events		\$250.00	1			\$250.00	\$250.00
*Christmas Holiday Events	Events		\$250.00	1			\$250.00	\$250.00

## Key

# Planned Capital Reserve Expense	These funds are being spend from the capital reserve account as scheduled in our capital reserve study.
* Continually Recurring Expense	These are recurring costs that we expect to need every year.
? Contingent Recurring Expense	These are part of an operations reserve fund that we may or may not need each year, depending on circumstance
+ Committed Project Expense	These are non-recurring project funds proposed to be done this year.
- Uncommitted Project	These represent possible projects or spends that we have declined to fund.