

## 2017 - 2021 LCHA Budget

	Projected 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020	Budget 2021
	<b>\$360</b>	<b>\$375</b>	<b>\$375</b>	<b>\$375</b>	<b>\$375</b>	<b>\$375</b>
Annual Assessment	\$147,590	\$151,125	\$151,125	\$151,125	\$151,125	\$151,125
Annual Assessment Late Fees	890	600	600	600	600	600
Clubhouse Rental	3400	3400	3400	3400	3400	3400
Interest	100	100	100	100	100	100
Old Liens	360	0	740	740	740	750
Vending Machine	543	400	400	400	400	400
HOA Closing Letters	385	375	375	375	375	375
<b>Total Revenues</b>	<b>153,268</b>	<b>156,000</b>	<b>156,740</b>	<b>156,740</b>	<b>156,740</b>	<b>156,750</b>
<b>Expenses</b>						
Landscaping	22,000	22,440	22,889	23,347	23,814	24,290
Architectural Control Services	14,400	14,400	14,400	14,400	14,400	14,400
Administration	10,700	10,914	11,132	11,355	11,582	11,814
Insurance	7,281	7,645	7,874	8,111	8,354	8,605
Mailboxes and sign posts	350	552	563	574	586	598
Interest Expense on Loans	4,271	4,208	3,623	3,038	2,453	1,868
Legal	3,000	4,000	4,080	4,162	4,245	4,330
Utilities	20,000	20,000	20,600	21,218	21,855	22,510
Social	11,500	10,500	10,710	10,924	11,143	11,366
Repairs	12,000	12,000	12,240	12,485	12,734	12,989
Pool Management	23,490	23,500	23,500	23,500	23,500	23,500
Swim Team	3,000	3,060	3,121	3,184	3,247	3,312
<b>Total Expenses</b>	<b>131,991</b>	<b>133,219</b>	<b>134,733</b>	<b>136,297</b>	<b>137,912</b>	<b>139,580</b>
<b>Increase from Operations</b>	<b>21,277</b>	<b>22,781</b>	<b>22,007</b>	<b>20,443</b>	<b>18,828</b>	<b>17,170</b>

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**Reserves & Capital Expenditures**

Reserves beginning of year	51,855	71,338	60,619	60,126	51,069	47,397
Increase from operations	21,277	22,781	22,007	20,443	18,828	17,170
loan principal payments	-11,000	-13,000	-13,000	-13,000	-13,000	-13,000
additional loan	70,000					
new fence	-14,103					
new pool cover	-7,000					
new furniture	-21,964					
resurface pool	-12,500	-12,500				
splash pad final payment	-5,227					
other capital expenditures		-8,000	-9,500	-9,500	-9,500	-9,500
resurface tennis courts				-7,000		
<b>Reserves end of year</b>	<b>71,338</b>	<b>60,619</b>	<b>60,126</b>	<b>51,069</b>	<b>47,397</b>	<b>42,067</b>

**Loan Balances**

loan balance beginning of year	41,000	100,000	87,000	74,000	61,000	48,000
additional loan	70,000					
principal payment	-11,000	-13,000	-13,000	-13,000	-13,000	-13,000
<b>loan balance end of the year</b>	<b>100,000</b>	<b>87,000</b>	<b>74,000</b>	<b>61,000</b>	<b>48,000</b>	<b>35,000</b>