

2021 - 2026 LCHA Budget

	Projected 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026
Annual Assessment per Home	\$395	\$410	\$415	\$425	\$425	\$425
Revenues	160,876	166,921	168,936	172,966	172,966	172,966
Expenses						
Landscaping	18,425	22,263	22,931	23,619	24,327	25,057
Architectural Control Services	14,821	14,700	14,700	14,700	14,700	14,700
Administration	12,700	14,250	14,535	14,826	15,122	15,425
Insurance	6,700	7,901	8,138	8,382	8,634	8,893
Mailboxes and sign posts	570	587	605	623	642	661
Interest Expense on Loans	2,300	1,665	1,215	810	450	135
Legal	15,771	8,000	8,240	8,487	8,742	9,004
Leasing manager fees	900	900	900	900	900	900
Utilities	19,925	20,921	21,967	22,626	23,305	24,004
Social	9,000	12,000	12,000	12,500	12,500	12,500
Repairs	13,753	12,000	12,000	12,000	12,000	12,000
Pool Management	26,755	28,000	28,840	29,705	30,596	31,514
Swim Team	3,312	2,500	2,575	2,652	2,732	2,814
Total Expenses	144,933	145,687	148,646	151,831	154,650	157,607
Increase from Operations	15,943	21,234	20,290	21,135	18,316	15,359

Reserves & Capital Expenditures

Reserves beginning of year	52,407	51,150	44,984	49,274	43,409	43,725
Increase from operations	15,943	21,234	20,290	21,135	18,316	15,359
loan principal payments	-10,000	-10,000	-10,000	-8,000	-8,000	-6,000
playground repair and adds		-8,000				
lane reel		-1,000				
kitchen appliances		-1,500				
resurface tennis courts				-8,000		
install security camera system		-1,000				
bench for pad outside pavilion		-900				
repair divots in pool deck		-1,000				
other capital expenditures	-7,200	-4,000	-6,000	-11,000	-10,000	-10,000
Reserves end of year	51,150	44,984	49,274	43,409	43,725	43,085

Loan Balances

loan balance beginning of year	52,000	42,000	32,000	22,000	14,000	6,000
principal payment	-10,000	-10,000	-10,000	-8,000	-8,000	-6,000
loan balance end of the year	42,000	32,000	22,000	14,000	6,000	0