

2023 Budget Proposals: LPOA / LVIM / LWM Operations and LPOA Capital

LPOA	2023	2022
Surplus/(Deficit)	\$0	\$0
Income	\$1,274,608	\$1,295,202
CarryOverIncome	\$0	\$80,000
Dues&OperAssessment	\$701,518	\$705,106
NewMemberFees	\$80,000	\$85,000
LPOAInterestIncome	\$20,000	\$60
BarcodeFees	\$63,825	\$51,350
Building Permits	\$5,500	\$5,500
FacilityRentals	\$19,400	\$15,000
MarinaIncome	\$36,590	\$23,800
MarineAndLakes	\$26,620	\$0
PoolIncome	\$24,135	\$24,145
PropertySales	\$94,000	\$105,000
SlipRentalFees	\$38,000	\$41,250
StickerFees	\$11,745	\$11,895
LWMBuildingRent	\$12,000	\$12,000
LWMProfitXfer	\$72,295	\$68,796
AllOtherLPOAIncome	\$68,980	\$66,300

LVIM	2023	2022
Surplus/(Deficit)	\$315,142	\$281,342
Income	\$1,568,046	\$1,432,514
InternetFees	\$1,011,836	\$956,764
CableFees	\$473,510	\$399,168
LVIMInterestIncome	\$30,000	\$0
AllOtherLVIMIncome	\$52,700	\$76,582

LWM	2023	2022
Surplus/(Deficit)	\$0	\$0
Income	\$391,549	\$380,223
TrashCollectionFees	\$368,303	\$353,822
EnvironmentalFees	\$13,407	\$13,262
AllOtherLWMIncome	\$9,839	\$13,139

LPOA Capital	2023	2022
FY-End Balance	\$48,435	\$103,355
Income	\$988,034	\$1,111,309
PrevFY-End	\$103,355	\$539,630
CapitalReserveAssesment	\$571,679	\$571,679
LVIMFunds	\$300,000	\$0
PlaygroundCommittee	\$13,000	\$0

LPOA Income Notes	LVIM Income Notes	LPOA Capital Income Notes
BarcodeFees	InternetFees	LVIMFunds
Member and Family Barcode +\$5/Yr	Spectrum +4.5%, LPOA +4.2%; New \$72.50	Need \$300k from LVIM for 2023 plan
FacilityRentals	CableFees	PlaygroundCommittee
Lodge, Marina, Pool; \$25-\$50 increase	Spectrum +4.5%, LPOA +4.2%; New \$51.50	Fundraising for Lodge Playground
MarineAndLakes	LVIMInterestIncome	
Bass Club	\$1.2M ... 4.8% CD	
PoolIncome	AllOtherLVIMIncome	
Excludes Pool Rental	Late Fees, etc.	
AllOtherLPOAIncome	LWM Income Notes	
Fin. chrgs, cc fee, debt collection, etc.	TrashCollectionFees	
	Addtl Totes generating more than anticipated	

Expense	2023	2022
EmployeeCompensation	\$887,668	\$862,836
AdminPay	\$234,768	\$242,933
MaintenancePay	\$190,148	\$173,600
PoolPay	\$82,022	\$65,676
SecurityPay	\$271,278	\$284,376
EmployeeBenefits	\$17,952	\$17,952
IRAMatch	\$7,000	\$6,229
HealthIns	\$70,500	\$52,555
WorkmansComplns	\$8,000	\$16,000
UnemploymentTaxes	\$6,000	\$3,515
OperatingExpenses	\$386,940	\$363,570
AdminOps	\$85,355	\$85,525
GeneralOps	\$19,590	\$17,381
LodgeOps	\$5,831	\$5,831
MaintenanceOps	\$90,895	\$87,595
MarinaOps	\$48,200	\$35,165
PoolOps	\$27,770	\$23,982
SecurityOps	\$12,460	\$16,760
PropertyIns	\$40,000	\$40,000
RealEstateTaxes	\$15,092	\$19,800
Utilities	\$25,447	\$23,031
MarineAndLakesExp	\$8,300	\$0
DesEquipFund	\$8,000	\$8,500
SetAsideLWMXferFunds	\$0	\$68,796

Expense	2023	2022
EmployeeCompensation	\$125,354	\$87,752
AdminPay	\$106,000	\$74,650
PayrollTaxes	\$8,109	\$5,000
IRAMatch	\$520	\$520
HealthIns	\$10,600	\$7,382
UnemploymentTaxes	\$125	\$200
OperatingExpenses	\$1,127,550	\$1,063,420
SpectrumContractFee	\$1,104,050	\$1,043,532
AllOtherLVIMExp	\$23,500	\$19,888

Expense	2023	2022
EmployeeCompensation	\$156,354	\$146,326
AdminPay	\$48,740	\$47,320
OperatorPay	\$84,247	\$77,000
PayrollTaxes	\$10,850	\$9,489
IRAMatch	\$1,873	\$1,873
HealthIns	\$4,000	\$4,000
UnemploymentTaxes	\$6,644	\$6,644
OperatingExpenses	\$235,195	\$233,897
TotePurchases	\$5,000	\$5,000
Landfill	\$62,850	\$60,350
Brush/YardMaint	\$9,000	\$9,000
VehicleMaint	\$11,500	\$15,000
Fuel	\$21,000	\$21,000
BuildingRent	\$12,000	\$12,000
PropertyIns	\$4,000	\$4,000
LWMCapitalReserve	\$30,000	\$30,000
ProfitXferToLPOA	\$72,295	\$68,796
AllOtherLWMExp	\$7,550	\$8,751

Expense	2023	2022
Big 3	\$810,421	\$888,397
Lakes	\$90,421	\$190,275
Pool	\$50,000	\$148,148
Roads	\$670,000	\$549,974
OtherProjects	\$129,178	\$119,557
LodgePlayground	\$53,000	\$27,000
MarinaPlayground	\$20,000	\$0
PoolPlayground	\$20,000	\$0
TennisAndBBall	\$20,992	\$0
MarinaInterior	\$15,186	\$0
MetalGarageDoors	\$0	\$22,024
LodgeHVACSplitSystem	\$0	\$10,241
SecurityBoatDockAndFen	\$0	\$9,636
GateEquipment	\$0	\$17,620
FordF250	\$0	\$33,036

LPOA Expense Notes	LVIM Expense Notes	LPOA Capital Expense Notes
MarineAndLakesExp	SpectrumContractFee	Pool
Bass Club	4% Contract + .5% Network TV Surcharge	Loan Payments
		Roads
		See Road Committee Plan
		LodgePlayground
		\$27K in FY2022 = New Playground Deposit
	LWM Expense Notes	
	LWMCapitalReserve	
	Based on updated LWM Capital Forecast	

		2023	2022
Income	FY-End Balance	\$48,435	\$103,355
PrevFY-End	Previous Fiscal Year-end Balance	\$103,355	\$539,630
CapitalReserveAssesmer	Capital Reserve Assessment	\$571,679	\$571,679
LVIMFunds	LVIM Funds Transfer	\$300,000	\$0
PlaygroundCommittee	PlaygroundFundraisers	\$13,000	\$0
Expenses	FY2023 Capital Plan	\$939,599	\$1,007,954
High-Level Grouping	Description	Spending Forecast	Spending Forecast
Lakes	Concrete Flatwork, Partial (Marina & Hammer Lake)	\$10,618	\$0
Lakes	Docks, Wood, Replacement, Phased - replace 1/25 every year	\$15,556	\$13,875
Lakes	Lakes, Erosion Control, Rip Rap, Partial - 5% every 5 years	\$34,817	\$0
Lakes	Dredging - Aqua Dredging System	\$0	\$150,150
Lakes	Dredging - Contract Labor	\$29,431	\$26,250
Pool	Pool Loan; 2019 NEW POOL; Final Payment	\$50,000	\$148,148
Roads	Seasonal Road Damage Repairs	\$55,000	\$21,000
Roads	2" Overlay	\$472,000	\$528,974
Roads	Chip & Seal	\$83,000	\$0
Roads	Culverts and Drainage	\$60,000	\$0
Key Projects			
LodgePlayground	Lodge Playground Equipment*	\$53,000	\$27,000
MarinaPlayground	Marina Playground Equipment	\$20,000	\$0
PoolPlayground	Pool Playground Equipment	\$20,000	\$0
TennisAndBBall	Tennis & Basketball - 10% Concrete Replacement	\$8,646	\$0
TennisAndBBall	Tennis Court, Color Coat	\$12,346	\$0
MarinaInterior	Marina, Interior Renovations, Partial	\$15,186	\$0
MetalGarageDoors	Garage Doors, Metal Sectional, Phased	\$0	\$22,024
LodgeHVACSplitSystem	Lodge - Building Service Equipment, Split Systems, Phased	\$0	\$10,241
SecurityBoatDockAndFenc	Docking Station, Shelter, Fencing, Security Boat	\$0	\$9,636
GateEquipment	Gate Operators, Vehicular, Phased	\$0	\$17,620
FordF250	Truck, Ford F250 Super Duty XL	\$0	\$33,036

Schedule of Fees, Charges, and Rates

LEGEND	DECREASE
	INCREASE

<u>Category</u>	<u>Description</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2023 Notes</u>
Barcode	POA Member	\$15.00	\$20.00	\$25.00	2400 outstanding; \$12,000 added revenue
Barcode	Family Member	\$25.00	\$25.00	\$30.00	275 Family Member Barcodes. \$5 increase = \$1,375 added revenue
Lodge	Rental Fee: Mon - Thurs, 6 hours	\$125.00	\$150.00	\$175.00	Expense increases
Lodge	Rental Fee: Fri - Sun, 6 hours	\$175.00	\$200.00	\$225.00	Expense increases
Lodge	Rental - hourly cleaning charges	\$25.00	\$25.00	\$55.00	\$55 includes all overhead expenses
Lodge	Rental - maintenance repairs	\$0.00	\$0.00	\$55.00	new fee to cover any maintenance repairs needed
Marina	Rental Fee: Mon - Thurs, 6 hours	\$125.00	\$150.00	\$175.00	Expense increases
Marina	Rental Fee: Fri - Sun, 6 hours	\$175.00	\$200.00	\$250.00	Expense increases
Marina	Rental - hourly cleaning charges	\$25.00	\$25.00	\$55.00	\$55 includes all overhead expenses
Marina	Rental - maintenance repairs	\$0.00	\$0.00	\$55.00	new fee to cover any maintenance repairs needed
Pool	Rental Fee: 1 - 50 guests, 2 hours	\$45.00	\$60.00	\$85.00	Expense increases
Pool	Rental Fee: 51 - 75 guests, 2 hours	\$70.00	\$90.00	\$115.00	Expense increases
Pool	Rental Fee: 76 - 100 guests, 2 hours	\$95.00	\$110.00	\$135.00	Expense increases
Pool	Rental - hourly cleaning charges	\$25.00	\$25.00	\$55.00	\$55 includes all overhead expenses
Pool	Rental - maintenance repairs	\$0.00	\$0.00	\$55.00	new fee to cover any maintenance repairs needed
LVIM	Internet	\$69.50	\$69.50	\$72.50	Spectrum increase 4% + Broadcast TV Surcharge
LVIM	Video/Cable	\$49.50	\$49.50	\$51.50	Spectrum increase 4% + Broadcast TV Surcharge