

Lake Mission Viejo

ASSOCIATION

NEWSLETTER

NOVEMBER 2019

STATE OF THE LAKE 2019

Dale Tarkington, President



Lake Mission Viejo Association (LMVA) had another excellent year in 2019. Your Board and Lake staff have worked hard to ensure that the Lake is well managed and is a true asset to our members.

Early in the year the Lake benefited from the significant amount of rainfall which helped LMVA reduce our cost of Lake water refill. At the same time the Advanced Purified Water (APW) plant continued to operate very well, and the Santa Margarita Water District, who owns and operates the plant, received the 2019 Clair A Hill Award from the Association of California Water Agencies for the APW project.

In cooperation with the City of Mission Viejo, LMVA provided an easement for the Alicia/Marguerite corner and along the top portion of the Olympiad slope. As part of this, LMVA partnered with the City in replacing the lighting along the Alicia/Marguerite corner walkway. With this easement the City assumes responsibility for maintaining the landscaping for those areas, which will reduce LMVA's landscape maintenance costs.

At the same time, LMVA completed two major re-landscaping projects. First, we re-landscaped many of the slopes at East Beach and installed trail fencing. Then along Olympiad Road we completed the slope at North Beach and replaced the fencing. Both areas were very overgrown and the new landscaping provides a beautiful fresh look with low water use plant materials.

Lake water quality is very important and LMVA Board and staff are continuing to address the issue of Golden Algae which has negatively impacted our fish population. While we did stock some trout early this year we had to stop when the conditions turned negative. We have been working with Dr. David Caron to develop an ongoing Lake water management strategy. While there is currently no known solution to eliminate Golden Algae, one of the initial findings by Dr. Caron is that reducing the pH of the water may help to control the negative effects. LMVA is now working with his team to determine how best to manage the Lake water with the goal of less golden algae impact and at the same time improve water clarity in our efforts to support fishing in the Lake. During the warmer months we have successfully stocked Tilapia, Blue Gill and Catfish. At the same time, we have continued our efforts to maintain a Quagga Mussel-free Lake and had another year with no reports of swimmer's itch.

LMVA had another very successful and popular concert season, movie nights, and we added an Oktoberfest event the last Saturday in September. Our other special events, Lake Eerie, Sunday with the Symphony, Taste of the Lake, Snow Day with the Annual Parade of Lights and Santa's Arrival have continued to be enjoyed by thousands of our members and their guests.

With all of this, your Board and Lake management have worked to develop an operating budget that supports all of the Lake activities and reserves. While we were again faced with an increase in the minimum wage, I am pleased to report that we have created a budget that will not require an increase in our assessment for 2020.

While LMVA has had another successful year, I am sad to report that one of our Board members, Bill Ernise passed away in September after a four-year battle with cancer. Bill was both past President of the Board and the chairman of the Lake Landscaping committee. He was a very positive person, a great colleague, and friend. He will be missed by all of us.

In closing, I would like to thank each of the volunteer delegates who represent the many neighborhoods/districts that make up Lake Mission Viejo Association. Their input and participation help make the Lake the gem that it is. There are a number of these districts that do not currently have a delegate, and Lake Management staff and your Board would like to encourage individuals in those districts to consider becoming a delegate.

THE 2020 LMVA BUDGET AND 2020 RESERVE STUDY

Please find your copy of the 2020 LMVA Budget and 2020 Reserve Study enclosed in this LMVA Newsletter. For your information the following notes are presented in conjunction with these financial reports.

Notes to the 2020 LMVA Budget and 2020 Reserve Study

1. The budget is an estimation of revenues and expenses prepared by the Board of Directors for 2020. A complete copy of the 2020 Budget is available to all members upon written request to the Lake Mission Viejo Association business office.
2. The 2020 Reserve Study is prepared by a professional consultant each year and is a detailed inventory of LMVA's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements. This report fulfills the Board of Directors' legal and fiduciary obligation for maintaining the community assets in a state of good repair.
3. The Board of Directors has determined through the budget process and Reserve Study that the replacement reserve account is appropriately funded and does **not** anticipate a need to levy any type of special assessment to repair, replace, or restore any major component within the community under normal circumstances.
4. Reserve expenses are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time for their occurrence. In preparing the report, the reserve assets are identified and quantified. Their respective replacement costs, useful lives, and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives and ages of assets are adjusted according to the conditions such as design, manufacture quality, usage, exposure to the elements, and maintenance history. Certain calculations must be performed on the compiled data in order for the study to take on practical meaning. The calculations determine the replacement cost of living changes in addition to efficient distribution of the accumulated reserves.

LMVA Open Thanksgiving Day

LMVA facilities will be open 8:00 am to 3:00 pm on Thanksgiving Day, November 28th. All administrative offices will be closed. The Park will remain open until 10:00 pm. Rental boats will be available at regular fees. Our Board of Directors and Staff wish all LMVA families a safe and joyous Holiday Season.



Lake Mission Viejo Association Assessment and Reserve Funding Disclosure Summary

For the fiscal year ending December 31, 2020
("Disclosure Summary")

The notes at the end of this Disclosure Summary should be read in conjunction with the information provided.

- The regular assessment for the 2019 fiscal year per ownership interest is **\$127.00 every six (6) months due January 1 and July 1.**
Note Waterfront property owners will be charged an additional assessment every six (6) months, over and above the \$127.00 regular assessment of \$2.54 per foot of lakefront associated with their property.
- Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the association's Board of Directors (the "Board") and/or members:

Date assessment will be due	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)	Purpose of the assessment
N/A		

Total _____

Note If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page N/A of the attached report.

- Based upon the most recent reserve study, dated June 14, 2019, and other information available to the Board of Directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

- If the answer to #3 is "no," what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not been approved by the Board or the members?

Approximate date assessment will be due	Amount per ownership interest per month or year
N/A	

Total _____

- All major components are included in the reserve study and are included in its calculations. However, the following major assets are excluded from the reserve study calculations for the following reasons:

Major asset	Reason this major asset was not included
Boston Whaler Boat (Compliance)	Replacement will be made by "used" lifeguard boat
Lighting at Marguerite & Alicia	Maintained by City of Mission Viejo
Dam	Indeterminate life and cost

- Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$6,538,083**, based in whole or in part on the last reserve study or update prepared by Advanced Reserve Solutions, Inc. as of January 1, 2020. The projected reserve fund cash balance at the end of the current fiscal year is **\$6,508,400**, resulting in reserves being **100%** funded at this date. The current deficiency in the reserve fund represents **\$1.21 per ownership interest.**
- Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, a reserve funding plan has been developed – see the attached projections. The assumed long-term before-tax interest rate earned on reserve funds is **0.00% per year** and the assumed long-term inflation rate applied to major component repair and replacement costs is **2.50% per year.** Full reserve study available upon request.

Notes (A) The financial representations set forth in this summary are based on the best estimates of the preparer and the Board at that time. The estimates are subject to change. (B) For the purposes of understanding this Disclosure Summary: (1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement. (2) "Major component" has the meaning used in Section 55530. Components with an estimated remaining useful life of more than 30 years may be included in the study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary. (3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided. (4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the Board to fund reserves in accordance with this calculation. (5) Based on reserve studies or the occurrence of one or more unanticipated events, the Board could increase regular assessments and/or levy special assessments, consistent with the provisions of the CC&Rs and applicable law, to fund additional reserves as it deems necessary. For example, the information contained in this Disclosure Summary includes (i) estimates of replacement value and life expectancies of the components and (ii) assumptions regarding future events. Estimates are projections of a future event based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this Disclosure Summary. Therefore, the actual replacement cost and remaining life may vary from this report and summary and the variation may be significant. Additionally, inflation and other economic events may impact this report and summary, particularly over an extended period of time (such as thirty (30) years) and those events could have a significant and negative impact on the accuracy of this Disclosure Summary and, further, the funds available to meet the association's obligation for repair and/or replacement of major components during their estimated useful life.

2020 Budget

OPERATING REVENUES

3010	Membership Assessments	\$ 6,276,065
3015	Lake Frontage Fees	\$ 60,280
3020	Boat Storage Fees	\$ 77,400
3025	Boat Rentals	\$ 371,726
3030	Retail Merchandise Sales	\$ 35,000
3035	Passes & Permits	\$ 226,234
3038	Facility Usage Fees	\$ 122,280
3040	Snack Bar Sales	\$ 3,600
3043	Vending Machine Sales	\$ 2,010
3050	Revenue - Other	\$ 592,229
3055	Member Services Revenue	\$ 18,763
3060	Interest Income	\$ 176,956
3070	Contract Programs	\$ 18,550
3080	Recreation – Revenue	\$ 106,760
3093	Special Events – Revenue	\$ 78,000
3095	Concerts – Revenue	\$ 63,500
	Total Revenues	\$ 8,229,352

COST OF SALES

4010	Sales Office Cost of Sales	\$ 26,250
4020	Contract Programs Cost of Sale	\$ 600
4050	Recreation Cost of Sales	\$ 26,900
	Total Cost of Sales	\$ 53,750

GROSS MARGIN \$ 8,175,602

OPERATING EXPENSES

5001	Full Time Payroll	\$ 1,549,719
5007	Part Time Payroll	\$ 1,412,761
5009	Overtime Wages	\$ 26,003
5010	Group Insurance	\$ 400,109
5011	Payroll Expenses	\$ 300,009
5012	401K	\$ 70,500
5013	Workers Comp	\$ 143,000
5014	Employee Relations	\$ 21,000
5015	Employee Development	\$ 21,000
5016	Human Resources	\$ 19,535
5020	Vehicle Expenses	\$ 5,000
5022	Gasoline Bulk Purchases	\$ 17,000
5023	Travel	\$ 2,550
5024	Office Supplies	\$ 15,000
5025	Subscriptions & Dues	\$ 7,500
5026	Printing	\$ 95,613
5028	Membership Supplies	\$ 12,000
5030	Telephone	\$ 35,364
5031	Electricity / Gas	\$ 80,000
5032	Water Drinking & Irrigation	\$ 74,402
5044	Uniforms & Laundry	\$ 17,655
5045	Contract Services	\$ 358,260
5050	Postage & Freight	\$ 86,725
5051	Insurance	\$ 233,891
5052	Title / Recording Fees	\$ 11,856
5053	Licenses	\$ 47,516
5054	Property Taxes	\$ 2,447
5059	Legal & Auditor Fees	\$ 107,972
5062	Professional Fees	\$ 66,848
5064	Concerts	\$ 616,903
5065	Special Events	\$ 234,318
5066	Computer Expense	\$ 89,328
5069	Admin. Bank Charges	\$ 60,797
5071	Lifeguard Supplies & Equip.	\$ 25,000
5074	Apw Capital Cost	\$ 270,276
5075	Fish Stocking	\$ 180,000
5076	Water Quality & Lab Testing	\$ 25,000
5077	Water Lake Refill	\$ 395,250
5078	Water Quality Maintenance	\$ 73,100
5079	Landscape Extras	\$ 49,500
5080	Landscape Maintenance	\$ 260,472
5081	Parking Lot Maintenance	\$ 4,200
5082	Power Boat Maintenance	\$ 4,000
5083	Rental Fleet Maintenance	\$ 46,000
5084	Maint. Supplies & Repairs	\$ 22,000
5085	Sanitation Supplies	\$ 17,210
5086	Dock Maintenance	\$ 17,000
5087	Structure Maintenance	\$ 33,250
5088	Hardscape Maintenance	\$ 30,000
5092	Long Term Replacement	\$ 960,000
5095	Miscellaneous Expenses	\$ 6,920
5098	Bad Debts	\$ 24,000
5099	(Over)/Short-Sales Offc/Snack	\$ 500
7001	Retained Earnings	\$ (510,655)

Total Operating Expenses \$ 8,175,602

NET INCOME (LOSS) \$ 0

Trout Season Update

- The 42nd LMV Trout Fishing Season schedule will depend on current Lake conditions and is not available at this time.
- Visit www.LakeMissionViejo.org or our Social Media pages for ongoing fishing updates and Lake conditions.



2019 Paint the Lake Contest Winner!

Congratulations to Wenjie Chen, the 17th Annual Paint the Lake contest winner who was presented with a \$500 check from LMV's General Manager, Kevin Frabotta, for the purchase of his winning piece. It will be displayed among our stellar collection in the halls of the Lake Administration Building.

LMVA General Manager, Kevin Frabotta with Wenjie Chen, the 2019 winner of the 17th Annual Paint the Lake competition.

Annual Policy Statement

The name and address of the person designated to receive official communications to the Lake Mission Viejo Association is the General Manager on behalf of:

Lake Mission Viejo Association
22555 Olympiad Road, Mission Viejo, CA 92692

California Civil Code permits the Association to provide General Notices to the membership via newsletter, billing statement messages, or posting in a prominent location.

Effective November 1, 2014, if LMVA chooses to post notices, they will be located at 22555 Olympiad Road, Mission Viejo, CA 92692 on the bulletin board in the main breezeway adjacent to the Administration building. If you would like all notices, including general notices, to be sent to you by individual delivery, please notify the association's general manager in writing at the address referenced above. Members may submit a request in writing to have notices sent to up to two different specified addresses of their choice.

Members have the right to receive copies of meeting minutes. Please notify the association's general manager in writing at the address referenced above. The minutes, proposed minutes, or summary minutes shall be distributed to any member upon request and upon reimbursement of the association's costs for making that distribution.

Overnight payment of assessments may be mailed to the address referenced above (Attn: Billing Dept.) Regular payments should be sent to PO Box 52342, Phoenix, AZ 85072-2342.

Any construction within the 15-foot drainage easement area surrounding LMV is subject to an LMVA architectural review and must not compromise the swale's drainage configuration. Only homeowners of single-family, lakefront lots may be granted an easement, by the LMVA Management Committee, to construct one (1) dock anchored to the shoreline. Architectural plans for docks may be submitted to the LMVA Management Committee for approval.



LMVA Delinquency Collection Procedures

The following is a statement of the LMVA Delinquent Collection Procedures for the collection of delinquent member assessments and related charges and other costs owed to the Association. Membership assessments are due each January 1 and July 1. These assessments are delinquent 30 days past each due date.

1. Assessments not paid within thirty (30) days from the due date shall be subject to a late charge of 5% of assessment.
2. A delinquent assessment shall be charged six (6) percent interest per annum starting at the due date. (January 1 or July 1 on the assessment balance.)
3. Written notice shall be mailed relative to all delinquent accounts past due 30, 60, and 90 days.
4. Any account more than 90 days past due will be transferred to the Association's collections attorney for further collection actions and legal proceedings as deemed appropriate.
5. The Board may bring a lawsuit or lien to enforce any assessment obligations. Any judgment rendered shall include delinquent assessments, late charges and interest along with reasonable attorney's fees and court costs. The member will also be responsible for any costs related to the enforcement of the judgment.

Civil Code, Section 5975/ Enforcement of Governing Documents

Prior to either the Association or a member of the Association filing a lawsuit for Declaratory Relief of Injunction Relief, either exclusively or in conjunction with a claim for monetary damages not to exceed \$5000.00 (other than Association Assessments), the parties shall endeavor to submit the matter to Alternative Dispute Resolution prior to filing the law suit. Failure by any member of the Association to comply with the pre-filing requirements of Section 5975 of the Civil Code may result in the loss of your rights to sue the Association or another member of the Association regarding enforcement of the governing documents.

2019 Executive Summary

Lake Mission Viejo Association Executive Summary • Directed Cash Flow Calculation Method

Client Information

Account Number	01106
Version Number	1
Analysis Date	6/14/2019
Fiscal Year	1/1/2020 to 12/31/2020
Number of Units	24,630
Phasing	1 of 1

Global Parameters

Inflation Rate	2.50%
Annual Contribution Increase	3.25%
Investment Rate	0.00%
Taxes on Investments	0.00%
Contingency	5.00%

Community Profile

The North Beach facility (NB), including the administration building and maintenance area, was annexed to the association during 1978. The East Beach facility (EB) was constructed during 1985. The North Beach Clubhouse was constructed in February 2004.

Many of the components in this analysis have been replaced. Whenever possible, we have used the exact month and year of replacement for the placed-in-service date. When this information was not available, we have used the January of the year in which an item was replaced.

ARS site visits: June 14, 2018; May 20, 2015; May 2012 and July 2009

Adequacy of Reserves as of January 1, 2020

Anticipated Reserve Balance	\$6,508,400.00
Fully Funded Reserve Balance	\$6,538,083.25
Percent Funded	99.55%

Recommended Funding for the 2020 Fiscal Year

	Annual	Monthly	Per Unit Per Month
Member Contribution	\$960,000	\$80,000.00	\$3.25
Interest Contribution	\$0	\$0.00	\$0.00
Total Contribution	\$960,000	\$80,000.00	\$3.25

Membership Disclosure Summary • Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
0010 Automobile	\$ 293,100	\$ 236,980	0-8	10-26
020 Carpeting/Flooring	\$ 69,682	\$ 67,287	0-1	5-16
030 Small Equipment	\$ 239,745	\$ 205,888	0-6	1-18
040 Snack Bar Equipment	\$ 89,100	\$ 58,498	0-24	10-46
050 Asphalt	\$ 1,141,943	\$ 543,201	2-11	3-44
060 Boats	\$ 768,280	\$ 511,196	0-9	2-21
070 Boat Motors	\$ 83,500	\$ 42,526	0-4	2-5
080 Tractors	\$ 104,150	\$ 86,302	0-4	7-10
090 Sand	\$ 204,000	\$ 29,143	4	5
100 Mini Trucks/Carts	\$ 126,450	\$ 83,387	0-3	5-7
110 Maintenance Equipment	\$ 408,075	\$ 286,222	0-12	5-31
120 Fencing, Railing & Gates	\$ 1,071,676	\$ 635,966	0-29	20-32
130 Recreation Structures	\$ 2,692,438	\$ 1,888,714	0-21	6-52
140 Access Equipment	\$ 24,030	\$ 16,363	0-8	8-10
150 Landscape & Irrigation	\$ 67,150	\$ 269,208	0	12
160 Lighting	\$ 552,090	\$ 121,112	0-21	15-45
170 Lake & Related Equipment	\$ 147,150	\$ 162,190	0-10	3-38
180 Air Conditioning Equipment	\$ 107,900	\$ 73,521	0-9	10
190 Painting	\$ 161,400	\$ 111,805	0-5	4-12
200 Component Renovations	\$ 0	\$ 768,968	N/A	N/A
Contingency	N/A	\$ 309,924	N/A	N/A
Total	\$ 8,351,858	\$ 6,508,400	0-29	1-52

LMVA Fine Schedule

Exceeding Fish Limit	\$ 25	Releasing Trout	\$ 35	Illegal Swimming	\$ 45
Unapproved Bait	\$ 25	Illegal Fishing	\$ 45	Disturbing the Peace	\$ 35
Outside Slot Limit	\$ 35	Unauthorized	\$500	Threatening/Abusive Behavior	\$ 45
15' Rule	\$ 45	Launching		Glass Containers	\$ 35
No Running Lights	\$ 35	No Registration	\$ 35	No Guest Pass	\$ 45
No PFD	\$ 25	Trespassing	\$ 35	Wheeled Devices	\$ 25
Excess Rods or Hooks	\$ 25	Littering	\$ 35	Plastic Pants	\$ 25
Damaging / Reckless Boating	\$ 35	Pets	\$ 25		

Late Fees and Legal Charges

Assessment > 30 Days Late	5% of assessment
Assessment > 100 Days Late	\$ 90 (plus 6% interest from due date)
NSF / Rejected Fee	\$ 12

Rules Enforcement Policy

Directions given by any authorized Lake Mission Viejo Association ("LMVA") staff must be complied with at all times when using the facilities. Appropriate behavior, cooperation, and conduct with LMVA members and staff are required at all times. Any abusive, offensive or threatening language or behavior is unacceptable. The control, supervision, and discipline of all employees of LMVA shall be the responsibility of the management. Failure to abide by these rules and the direction of staff may result in fines listed above and/or immediate removal from the facilities.

2018-2019 Insurance Disclosure Statement

This summary of the Association's insurance policies provides only certain information, as required by California Civil Code Section 5300 b (9) of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance.

Any association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

All dates for all insurance policies are valid from December 15, 2018 to December 15, 2019.

Insurer	Policy Limit	Deductible
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Property Insurance

Granite State (AIG)	\$10,038,450	\$2,500
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General Liability Insurance

Granite State (AIG)	\$1,000,000 per occurrence; \$2,000,000 aggregate	None
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Marina Liability and Physical Damage to Boats Insurance

Atlantic Specialty	\$1,000,000 liability Physical Damage per schedule	\$2,500 / boat; \$1,000 max
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Mobile Equipment Insurance

Granite State (AIG)	\$324,450 Equipment \$350,000 Computer	
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Commercial Auto Liability Insurance

New Hampshire (AIG)	\$1,000,000 Physical Damage	\$1,000 Comp \$1,000 Collision
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Umbrella Liability Insurance

National Union Fire (AIG) and Firemans Fund Excess	\$20,000,000	None
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Earthquake Movement and Flood Insurance

Evanston	\$7,000,000	Quake - 5% of value or \$25,000 Flood - \$50,000
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Crime / Fidelity / Fiduciary Insurance

Travelers Casualty & Hanover	Fidelity \$8,000,000 Fiduciary \$1,000,000	Fidelity \$50,000 Fiduciary None
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Directors and Officers / Employment Practices Liability Insurance

Navigators	\$2,000,000 Aggregate	\$25,000 D&O \$50,000 EPLI
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Network Security / Cyber Liability Insurance

Beazley	\$1,000,000	\$5,000
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Lenders / Mortgage Companies

If your Lender needs verification of insurance for the Association, please have them fax or email their request to Hays Companies. Fax: (503) 624-4751
 Email: pdxcertrequest@hayscompanies.com

Reserve Funding Projections

Lake Mission Viejo Association • Directed Cash Flow Calculation Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded	% Funded
2020	\$ 6,508,400	\$ 960,000	\$ 0	\$ 1,112,572	\$ 6,355,828	\$ 6,613,180	96%
2021	\$ 6,355,828	\$ 991,200	\$ 0	\$ 528,854	\$ 6,818,174	\$ 7,324,755	93%
2022	\$ 6,818,174	\$ 1,023,414	\$ 0	\$ 631,000	\$ 7,210,588	\$ 7,950,400	91%
2023	\$ 7,210,588	\$,056,675	\$ 0	\$ 1,453,410	\$ 6,813,853	\$ 7,724,680	88%
2024	\$ 6,813,853	\$ 1,091,017	\$ 0	\$ 1,220,304	\$ 6,684,566	\$ 7,755,757	86%
2025	\$ 6,684,566	\$ 1,126,475	\$ 0	\$ 564,744	\$ 7,246,297	\$ 8,506,036	85%
2026	\$ 7,246,297	\$ 1,163,085	\$ 0	\$ 607,173	\$ 7,802,209	\$ 9,239,230	84%
2027	\$ 7,802,209	\$,200,886	\$ 0	\$ 515,096	\$ 8,487,999	\$ 10,100,379	84%
2028	\$ 8,487,999	\$ 1,239,914	\$ 0	\$ 938,560	\$ 8,789,354	\$ 10,538,241	83%
2029	\$ 8,789,354	\$ 1,280,212	\$ 0	\$ 586,530	\$ 9,483,035	\$ 11,377,369	83%
2030	\$ 9,483,035	\$ 1,321,819	\$ 0	\$ 1,224,527	\$ 9,580,327	\$ 11,565,108	83%
2031	\$ 9,580,327	\$ 1,364,778	\$ 0	\$ 1,611,213	\$ 9,333,891	\$ 11,352,333	82%
2032	\$ 9,333,891	\$ 1,409,133	\$ 0	\$ 997,573	\$ 9,745,451	\$ 11,808,093	83%
2033	\$ 9,745,451	\$ 1,454,930	\$ 0	\$ 303,938	\$ 10,896,444	\$ 13,035,801	84%
2034	\$ 10,896,444	\$ 1,502,215	\$ 0	\$ 886,457	\$ 11,512,201	\$ 13,681,895	84%
2035	\$ 11,512,201	\$ 1,551,037	\$ 0	\$ 502,968	\$ 12,560,270	\$ 14,772,139	85%
2036	\$ 12,560,270	\$ 1,601,446	\$ 0	\$ 377,001	\$ 13,784,714	\$ 16,041,122	86%
2037	\$ 13,784,714	\$ 1,653,493	\$ 0	\$ 948,797	\$ 14,489,410	\$ 16,743,006	87%
2038	\$ 14,489,410	\$ 1,707,231	\$ 0	\$ 993,130	\$ 15,203,511	\$ 17,431,964	87%
2039	\$ 15,203,511	\$ 1,762,716	\$ 0	\$ 647,641	\$ 16,318,586	\$ 18,527,908	88%
2040	\$ 16,318,586	\$ 1,820,004	\$ 0	\$ 1,564,917	\$ 16,573,673	\$ 18,682,681	89%
2041	\$ 16,573,673	\$ 1,879,155	\$ 0	\$ 2,937,082	\$ 15,515,745	\$ 17,383,228	89%
2042	\$ 15,515,745	\$ 1,940,227	\$ 0	\$ 20,430	\$ 16,535,543	\$ 18,241,816	91%
2043	\$ 16,535,543	\$ 2,003,284	\$ 0	\$ 355,992	\$ 18,182,835	\$ 19,750,214	92%
2044	\$ 18,182,835	\$ 2,068,391	\$ 0	\$ 1,525,767	\$ 18,725,459	\$ 20,058,993	93%
2045	\$ 18,725,459	\$ 2,135,614	\$ 0	\$ 659,316	\$ 20,201,758	\$ 21,330,465	95%
2046	\$ 20,201,758	\$ 2,205,021	\$ 0	\$ 602,806	\$ 21,803,973	\$ 22,717,821	96%
2047	\$ 21,803,973	\$ 2,276,685	\$ 0	\$ 777,593	\$ 23,303,064	\$ 23,975,867	97%
2048	\$ 23,303,064	\$ 2,350,677	\$ 0	\$ 1,259,958	\$ 24,393,784	\$ 24,771,205	98%
2049	\$ 24,393,784	\$ 2,427,074	\$ 0	\$ 2,307,498	\$ 24,513,359	\$ 24,484,735	100%

NOTE In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.



LMV Hours

North Beach
 8 am-10 pm Mon-Fri
 6 am-10 pm Sat- Sun

East Beach
 Closed for the season

Market on the Lake
 8 am-10 pm Daily
 With Market Dock Access Card

Snack Bars
 Closed for the season

Membership / Billing Office
 8 am-5 pm Daily
 Closed Thanksgiving Day

Clubhouse Rental Office
 11 am-3 pm Mon-Fri
 Closed Thanksgiving Day

Beach Bag Store / Lake Services
 8 am-5 pm Daily
 Closed Thanksgiving Day

Tackle Box / Boat Rentals
 Beginning November 3rd
 8 am-5 pm Mon-Fri
 6 am-5 pm Sat-Sun
 Last boat rented at 4:00 pm, due in at 5:00 pm

November

- Trout Stocking schedule TBD. Please refer to our website or Social Media.**
- 10** LMVYC Turkey Regatta 1:00 pm
 - 12** Board Meeting 7:00 pm
 - 16** **Trout Season Opening Day** 6:00 am
Tentative based on Lake conditions
 - 28** **Thanksgiving Day**
Administrative Offices closed
 Facilities open 8:00 am-3:00 pm
 Park open 8:00 am-10:00 pm
*Guests welcome all day; regular guest fees apply.
 Last boat rented at 2:00 pm, due in at 3:00 pm.*

December

- 7** **Snow Day with Santa and the Annual Boat Parade** 4:00 pm
- 10** Board Meeting 7:00 pm
- 25** **MERRY CHRISTMAS!**
LMVA Facilities closed all day
- TBD** **Kids' Fishing Derby** 10:00 am
Tentative based on Lake conditions

Let's get social!



LMVA wants to connect with you!