



Financial Reporting Package

Prepared for

**LAKESHORE CLUB OF POLK COUNTY
HOMEOWNERS ASSOCIATION, INC.**

For the Month Ended

7/31/2025

1801 Cook Avenue
Orlando, FL 32806
www.donasher.com

LAKE SHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

7/31/2025

Assets

OPERATING ASSETS

1006 - First Citizens (O/A) #4913	\$173,203.22
1015 - Truist Bingo #5502	\$7,074.94
1016 - Bingo Petty Cash (Pedro Alrieri)	\$2,300.00
1025 - Truist Activities Com #6017	\$4,165.35
1030 - Truist Thrift Store #6033	\$31,621.34
1035 - Truist Concessions #1494	\$1,667.12
1045 - Truist Operating #7938	\$7,209.37
1090 - Petty Cash	\$234.75
1099 - Unreconciled Balances	<u>\$443,219.39</u>

OPERATING ASSETS Total \$670,695.48

RESERVE ASSETS

1050 - Truist Pooled Reserve #3337	\$192,942.15
1055 - TD Bank CD (R/A) #7611	\$222,333.22
1061 - Mid Florida Business CD (R/A) #6949 01/03/27	\$235,384.83
1062 - Mid Florida Bus Saving CD (R/A) #0812 11/09/27	\$148,312.78
1066 - First Citizens Bank (R/A) #9921	\$195,302.05
1070 - Axiom Bank CD (R/A)	\$175,446.66
1096 - Truist CD #5703 02/19/2025	<u>(\$2,960.38)</u>

RESERVE ASSETS Total \$1,166,761.31

OTHER ASSETS

1310 - Accounts Receivable	\$112,579.45
1325 - Special Assessment Receivable	\$1,100.00
1390 - Allowance for Bad Debts	(\$97,626.53)
1400 - AR Clearing	(\$90.00)
1750 - Utility Deposits	\$8,077.00
1757 - Prepaid Insurance (4/15/26)	\$41,809.59
1762 - Prepaid Expenses	\$10,109.88
1770 - Refundable Expenses	<u>\$2,500.00</u>

OTHER ASSETS Total \$78,459.39

Assets Total

\$1,915,916.18

Liabilities and Equity

LIABILITIES

3010 - Accounts Payable	\$5,332.75
3310 - Prepaid Owner Assessments	\$133,651.05
3320 - Tenant Security Deposits Held	\$3,755.00
3325 - Accrued Expense	\$26,502.70
3330 - Unidentified Deposit	\$2,077.81
3335 - Insurance Claim #4144960 (2021)	<u>\$441,912.81</u>

LIABILITIES Total \$613,232.12

CONTRACT LIABILITIES

4070 - Reserves - Pooled	\$1,365,064.67
4499 - Reserve Interest	<u>\$8,267.54</u>

CONTRACT LIABILITIES Total \$1,373,332.21

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

7/31/2025

<u>Retained Earnings</u>	(\$167,575.11)	
<u>Net Income</u>	<u>\$96,926.96</u>	
<i>Liabilities & Equity Total</i>		<u><u>\$1,915,916.18</u></u>

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
6310 - Assessment Billed	\$145,000.00	\$145,000.00	\$0.00	\$1,015,000.00	\$1,015,000.00	\$0.00	\$1,740,000.00
6315 - Water Transfer Fee Income	\$200.00	\$0.00	\$200.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00
6340 - Late Fee Billed Income	\$570.00	\$0.00	\$570.00	\$3,930.00	\$0.00	\$3,930.00	\$0.00
6350 - Interest on Delinquent Acct Income	\$2,112.89	\$0.00	\$2,112.89	\$5,959.88	\$0.00	\$5,959.88	\$0.00
6360 - Rental Income (Assn owned units)	\$2,115.00	\$2,533.33	(\$418.33)	\$16,976.00	\$12,533.35	\$4,442.65	\$25,200.00
6405 - Rental Utility Income	\$0.00	\$0.00	\$0.00	\$431.27	\$0.00	\$431.27	\$0.00
6410 - Clubhouse Rental Income	\$100.00	\$0.00	\$100.00	\$1,175.00	\$0.00	\$1,175.00	\$0.00
6430 - Capital Contribution Income	\$396.00	\$0.00	\$396.00	\$3,366.00	\$0.00	\$3,366.00	\$0.00
6440 - Postage Reimbursement Income	\$30.00	\$0.00	\$30.00	\$440.00	\$0.00	\$440.00	\$0.00
6455 - Office Sales Income	\$373.95	\$0.00	\$373.95	\$2,165.03	\$0.00	\$2,165.03	\$0.00
6465 - Memorial Sales Income	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
6470 - Vending/Misc Income	\$169.26	\$3,810.00	(\$3,640.74)	\$633.91	\$5,310.00	(\$4,676.09)	\$24,360.00
6476 - Truist - Thrift Store Income	\$2.00	\$1,698.36	(\$1,696.36)	\$18,245.43	\$17,698.36	\$547.07	\$26,190.18
6477 - Truist - Activities Comm Income	\$1,279.00	\$0.00	\$1,279.00	\$6,111.49	\$0.00	\$6,111.49	\$0.00
6478 - Truist - Bingo Acct Income	\$0.00	\$0.00	\$0.00	\$8,799.00	\$0.00	\$8,799.00	\$0.00
6479 - Truist - Concessions Income	\$0.00	\$0.00	\$0.00	\$1,027.09	\$0.00	\$1,027.09	\$0.00
6490 - Rental Income - Salon / Post Office	\$2,180.00	\$1,105.00	\$1,075.00	\$7,830.00	\$5,155.00	\$2,675.00	\$10,680.00
6540 - PY Insurance Proceeds	\$213,755.17	\$213,755.17	\$0.00	\$213,755.17	\$213,755.17	\$0.00	\$213,755.17
6810 - Laundry Income	\$1,280.00	\$1,485.35	(\$205.35)	\$10,878.32	\$20,485.37	(\$9,607.05)	\$27,912.08
6840 - Screening Income	\$250.00	\$583.33	(\$333.33)	\$2,465.00	\$4,083.31	(\$1,618.31)	\$7,000.00
6910 - Interest Income - Operating	\$9.27	\$0.00	\$9.27	\$35.22	\$0.00	\$35.22	\$0.00
6930 - Other Income	\$100.00	\$0.00	\$100.00	\$4,668.52	\$0.00	\$4,668.52	\$0.00
Total INCOME	\$369,922.54	\$369,970.54	(\$48.00)	\$1,325,792.33	\$1,294,020.56	\$31,771.77	\$2,075,097.43
Total Income	\$369,922.54	\$369,970.54	(\$48.00)	\$1,325,792.33	\$1,294,020.56	\$31,771.77	\$2,075,097.43
Expense							
<u>ADMINISTRATIVE & GENERAL</u>							
7005 - Administrative Expenses	\$299.00	\$83.33	(\$215.67)	\$299.00	\$583.31	\$284.31	\$1,000.00
7010 - Accounting/Audit/Tax Prep	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00
7020 - Screening Expense	\$360.00	\$583.33	\$223.33	\$1,656.00	\$4,083.31	\$2,427.31	\$7,000.00
7040 - Bank Charges	\$20.00	\$791.67	\$771.67	\$3,469.45	\$841.65	(\$2,627.80)	\$4,800.00
7050 - Licenses & Permits	\$0.00	\$83.33	\$83.33	\$726.25	\$583.31	(\$142.94)	\$1,000.00
7070 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$0.00
7080 - Mileage Reimbursement	\$394.31	\$0.00	(\$394.31)	\$1,257.46	\$0.00	(\$1,257.46)	\$0.00
7090 - Taxes-County	\$0.00	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$4,000.00
7100 - Insurance Expense	\$1,431.00	\$33,541.78	\$32,110.78	\$234,665.96	\$270,020.26	\$35,354.30	\$437,729.13
7105 - Legal Fee	\$433.72	\$6,250.00	\$5,816.28	\$28,872.73	\$18,749.98	(\$10,122.75)	\$50,000.00
7120 - Management Fees	\$9,991.93	\$9,625.00	(\$366.93)	\$71,518.53	\$67,375.00	(\$4,143.53)	\$115,500.00
7130 - Misc Expense	(\$1,012.10)	\$3,750.00	\$4,762.10	\$20,600.88	\$11,250.00	(\$9,350.88)	\$30,000.00
7140 - Office Equipment	\$467.02	\$795.17	\$328.15	\$2,596.15	\$1,545.17	(\$1,050.98)	\$5,521.00
7150 - Office Supplies/ Expense	\$1,961.69	\$1,839.59	(\$122.10)	\$3,794.68	\$3,089.57	(\$705.11)	\$12,287.52
7160 - Postage	\$709.18	\$491.67	(\$217.51)	\$3,147.63	\$3,441.69	\$294.06	\$5,900.00
7170 - Print/Fax/Copy	\$33.20	\$41.67	\$8.47	(\$523.82)	\$291.69	\$815.51	\$500.00
7180 - Taxes State	\$0.00	\$615.02	\$615.02	\$0.00	\$2,115.02	\$2,115.02	\$5,190.12

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7190 - Taxes - Penalties	\$0.00	\$8.33	\$8.33	\$0.00	\$58.31	\$58.31	\$100.00
7230 - Payroll - Employee Bonuses	\$0.00	\$204.17	\$204.17	\$200.00	\$1,429.19	\$1,229.19	\$2,450.00
7240 - Payroll - Employee Wages	\$23,478.83	\$18,016.50	(\$5,462.33)	\$100,503.33	\$114,461.52	\$13,958.19	\$204,544.00
7250 - Payroll - Employer Taxes	\$5,832.84	\$6,264.99	\$432.15	\$28,922.35	\$18,764.97	(\$10,157.38)	\$50,089.94
7260 - Payroll - Processing Fees	\$496.79	\$931.13	\$434.34	\$3,811.13	\$12,431.15	\$8,620.02	\$17,086.77
7280 - Taxes - Sales	\$209.36	\$291.67	\$82.31	\$1,912.39	\$2,041.69	\$129.30	\$3,500.00
7300 - Uniform Service	\$537.95	\$416.67	(\$121.28)	\$953.92	\$916.65	(\$37.27)	\$3,000.00
7310 - Workers Compensation Ins.	\$626.93	\$0.00	(\$626.93)	\$2,990.71	\$0.00	(\$2,990.71)	\$0.00
7315 - Assn Owed Rental Expense	\$870.00	\$0.00	(\$870.00)	\$7,250.00	\$0.00	(\$7,250.00)	\$0.00
<u>Total ADMINISTRATIVE & GENERAL</u>	\$47,141.65	\$85,375.02	\$38,233.37	\$518,649.73	\$539,323.44	\$20,673.71	\$966,198.48
<u>FACILITIES</u>							
8540 - Maintenance & Repairs	\$33,259.57	\$25,706.91	(\$7,552.66)	\$147,150.01	\$54,948.39	(\$92,201.62)	\$183,483.00
8580 - Pest Control	\$541.66	\$1,666.67	\$1,125.01	\$3,791.75	\$5,166.65	\$1,374.90	\$13,500.00
<u>Total FACILITIES</u>	\$33,801.23	\$27,373.58	(\$6,427.65)	\$150,941.76	\$60,115.04	(\$90,826.72)	\$196,983.00
<u>GROUNDS/LANDSCAPING</u>							
8605 - Landscape Maintenance	\$1,145.94	\$5,833.33	\$4,687.39	\$1,145.94	\$5,833.33	\$4,687.39	\$35,000.00
8610 - Lake Spraying	\$620.00	\$779.33	\$159.33	\$4,340.00	\$4,289.33	(\$50.67)	\$8,186.00
8640 - Trash Removal	\$2,710.10	\$4,083.33	\$1,373.23	\$33,301.29	\$28,583.31	(\$4,717.98)	\$49,000.00
<u>Total GROUNDS/LANDSCAPING</u>	\$4,476.04	\$10,695.99	\$6,219.95	\$38,787.23	\$38,705.97	(\$81.26)	\$92,186.00
<u>OTHER EXPENSE</u>							
8915 - Bingo Expense	\$1,454.44	\$976.46	(\$477.98)	\$1,454.44	\$976.46	(\$477.98)	\$5,858.78
8930 - Propane - Laundry	\$505.98	\$1,250.00	\$744.02	\$6,282.49	\$8,750.00	\$2,467.51	\$15,000.00
8940 - Coin-o-Matic Inc acct#1	\$0.00	\$1,332.00	\$1,332.00	\$67.40	\$7,032.00	\$6,964.60	\$13,692.00
8950 - Activities Acct - Expense	\$3,228.23	\$213.20	(\$3,015.03)	\$3,228.23	\$213.20	(\$3,015.03)	\$1,279.17
8955 - Thrift Store Expense/activity	\$2,814.76	\$1,266.67	(\$1,548.09)	\$2,814.76	\$1,266.67	(\$1,548.09)	\$7,600.00
<u>Total OTHER EXPENSE</u>	\$8,003.41	\$5,038.33	(\$2,965.08)	\$13,847.32	\$18,238.33	\$4,391.01	\$43,429.95
<u>RECREATION</u>							
9010 - Pool Supplies & Maintenance	\$3,416.03	\$1,066.67	(\$2,349.36)	\$12,926.42	\$7,466.69	(\$5,459.73)	\$12,800.00
<u>Total RECREATION</u>	\$3,416.03	\$1,066.67	(\$2,349.36)	\$12,926.42	\$7,466.69	(\$5,459.73)	\$12,800.00
<u>SECURITY</u>							
9610 - Security - Contact Labor	\$1,664.99	\$3,416.67	\$1,751.68	\$19,223.98	\$23,916.69	\$4,692.71	\$41,000.00
<u>Total SECURITY</u>	\$1,664.99	\$3,416.67	\$1,751.68	\$19,223.98	\$23,916.69	\$4,692.71	\$41,000.00
<u>UTILITIES</u>							
9710 - Gasoline	\$1,020.74	\$708.33	(\$312.41)	\$3,701.56	\$4,958.31	\$1,256.75	\$8,500.00
9730 - Cable TV	\$30,039.66	\$27,583.33	(\$2,456.33)	\$208,275.59	\$193,083.31	(\$15,192.28)	\$331,000.00
9740 - Electric	\$5,379.70	\$4,416.67	(\$963.03)	\$35,440.60	\$30,916.69	(\$4,523.91)	\$53,000.00
9770 - Water & Sewer	\$25,652.70	\$22,500.00	(\$3,152.70)	\$192,071.18	\$157,500.00	(\$34,571.18)	\$270,000.00
<u>Total UTILITIES</u>	\$62,092.80	\$55,208.33	(\$6,884.47)	\$439,488.93	\$386,458.31	(\$53,030.62)	\$662,500.00
<u>RESERVES</u>							
9910 - Reserves - Pooled	\$5,000.00	\$5,000.00	\$0.00	\$35,000.00	\$35,000.00	\$0.00	\$60,000.00
<u>Total RESERVES</u>	\$5,000.00	\$5,000.00	\$0.00	\$35,000.00	\$35,000.00	\$0.00	\$60,000.00
Total Expense	\$165,596.15	\$193,174.59	\$27,578.44	\$1,228,865.37	\$1,109,224.47	(\$119,640.90)	\$2,075,097.43
Operating Net Income	\$204,326.39	\$176,795.95	\$27,530.44	\$96,926.96	\$184,796.09	(\$87,869.13)	\$0.00
Net Income	\$204,326.39	\$176,795.95	\$27,530.44	\$96,926.96	\$184,796.09	(\$87,869.13)	\$0.00

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
General Ledger Report
7/1/2025 - 7/31/2025

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: OPERATING ASSETS			
Account: 1015 - Truist Bingo #5502				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$7,079.94
7/21/2025		Bank Statement Fees				\$5.00	\$7,074.94
Account Total					\$0.00	\$5.00	\$7,074.94
Beginning Balance				\$7,079.94			
Net Change				(\$5.00)			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: OPERATING ASSETS			
Account: 1025 - Truist Activities Com #6017				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,815.35
7/21/2025		Bank Statement Fees				\$5.00	\$3,810.35
7/31/2025	GL	Deposit: Activities Income thru 07/31/25			\$355.00		\$4,165.35
Account Total					\$355.00	\$5.00	\$4,165.35
Beginning Balance				\$3,815.35			
Net Change				\$350.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: OPERATING ASSETS			
Account: 1030 - Truist Thrift Store #6033				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$31,624.34
7/21/2025		Bank Statement Fees				\$5.00	\$31,619.34
7/31/2025	GL	Deposit: 07/2025 Thrift Store Sales			\$2.00		\$31,621.34
Account Total					\$2.00	\$5.00	\$31,621.34
Beginning Balance				\$31,624.34			
Net Change				(\$3.00)			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: OPERATING ASSETS			
Account: 1035 - Truist Concessions #1494				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,667.12
Account Total					\$0.00	\$0.00	\$1,667.12
Beginning Balance				\$1,667.12			
Net Change				\$0.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: OPERATING ASSETS			
Account: 1045 - Truist Operating #7938				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,477.16
7/31/2025		Bank Statement Fees				\$5.00	\$4,472.16
7/31/2025	GL	REVERSAL - [Deposit: Income thru 07/31/25]				\$924.00	\$3,548.16
7/31/2025	GL	Deposit: Vacuum Machine Income thru 07/31/25			\$169.26		\$3,717.42
7/31/2025	GL	Deposit: Office Sales Income thru 07/31/25			\$363.95		\$4,081.37
7/31/2025	GL	Deposit: Laundry Income thru 07/31/25			\$1,280.00		\$5,361.37
7/31/2025	GL	Deposit: Income thru 07/31/25			\$924.00		\$6,285.37
7/31/2025	GL	Deposit: Activities Income thru 07/31/25			\$924.00		\$7,209.37
Account Total					\$3,661.21	\$929.00	\$7,209.37
Beginning Balance				\$4,477.16			
Net Change				\$2,732.21			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.				Account Category: RESERVE ASSETS			
Account: 1050 - Truist Pooled Reserve #3337				Account Type: Bank			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance

LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
General Ledger Report
7/1/2025 - 7/31/2025

Beginning Balance						\$192,734.15
7/31/2025	Bank Statement Interest			\$208.00		\$192,942.15
Account Total				\$208.00	\$0.00	\$192,942.15
Beginning Balance			\$192,734.15			
Net Change			\$208.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1055 - TD Bank CD (R/A) #7611

Account Category: RESERVE ASSETS
Account Type: Bank

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$222,333.22
				\$0.00	\$0.00	\$222,333.22
Account Total						
Beginning Balance			\$222,333.22			
Net Change			\$0.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1061 - Mid Florida Business CD (R/A) #6949 01/03/27

Account Category: RESERVE ASSETS
Account Type: Bank

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$234,891.67
7/31/2025	Bank Statement Interest			\$493.16		\$235,384.83
Account Total				\$493.16	\$0.00	\$235,384.83
Beginning Balance			\$234,891.67			
Net Change			\$493.16			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1062 - Mid Florida Bus Saving CD (R/A) #0812 11/09/27

Account Category: RESERVE ASSETS
Account Type: Bank

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$147,819.64
7/31/2025	Bank Statement Interest			\$493.14		\$148,312.78
Account Total				\$493.14	\$0.00	\$148,312.78
Beginning Balance			\$147,819.64			
Net Change			\$493.14			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1070 - Axiom Bank CD (R/A)

Account Category: RESERVE ASSETS
Account Type: Bank

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$175,446.66
				\$0.00	\$0.00	\$175,446.66
Account Total						
Beginning Balance			\$175,446.66			
Net Change			\$0.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1090 - Petty Cash

Account Category: OPERATING ASSETS
Account Type: Asset

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$234.75
				\$0.00	\$0.00	\$234.75
Account Total				\$234.75		
Beginning Balance			\$234.75			
Net Change			\$0.00			

Client: LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.
Account: 1096 - Truist CD #5703 02/19/2025

Account Category: RESERVE ASSETS
Account Type: Asset

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$2,960.38)
				\$0.00	\$0.00	(\$2,960.38)
Account Total						
Beginning Balance			(\$2,960.38)			