



Budget Amendment 2025 Lakeshore Club of Polk County HOA

Income		Budget 2024	Budget 2025	Amendment 2025
6310	Maintenance Assessments	\$ 1,430,000.00	\$ 1,740,000.00	\$ 1,740,000.00
6360	HOA owned Rental		\$ 20,000.00	\$ 25,200.00
6325	Water Meter	\$ 250,000.00		
6840	Income - Screenings Fees	\$ 4,000.00	\$ 7,000.00	\$ 7,000.00
6470	Income Miscellaneous	\$ 3,000.00	\$ 3,000.00	\$ 24,360.00
6476	Income Thrift Store		\$ 16,000.00	\$ 26,190.18
6810	Laundry Income	\$ 38,000.00	\$ 38,000.00	\$ 27,912.08
6340	Pool Reserve	\$ 60,000.00		
6490	Rental Income	\$ 5,000.00	\$ 8,100.00	\$ 10,680.00
6540	Insurance Proceeds			\$ 213,755.17
TOTAL INCOME		\$ 1,790,000.00	\$ 1,832,100.00	\$ 2,075,097.43

Expenses	Budget 2024	Budget 2025	Amendment 2025
7005 Administrative Expenses	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7010 Audit & Tax Return Preparation	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
7020 Screening Costs	\$ 2,000.00	\$ 7,000.00	\$ 7,000.00
7040 Bank Charges	\$ 100.00	\$ 100.00	\$ 4,800.00
7050 Licenses & Permits	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7090 Taxes - County	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
7100 Insurance Expenses	\$ 477,957.00	\$ 472,957.00	\$ 437,729.13
7105 Legal Fees	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00
7120 Management Fees	\$ 100,000.00	\$ 115,500.00	\$ 115,500.00
7130 Misc. Expenses	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00
7140 Office Equipment	\$ 1,500.00	\$ 1,500.00	\$ 5,521.00
7150 Office Expense & Supplies	\$ 5,000.00	\$ 2,500.00	\$ 12,287.52
7160 Postage	\$ 5,900.00	\$ 5,900.00	\$ 5,900.00
7170 Printing, Fax & Copy	\$ 500.00	\$ 500.00	\$ 500.00
7180 Taxes - State	\$ 3,000.00	\$ 3,000.00	\$ 5,190.12
7190 Taxes - Penalties	\$ 100.00	\$ 100.00	\$ 100.00
7230 Payroll - Employee Bonus	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
7240 Payroll - Employer Wages	\$ 192,890.00	\$ 192,890.00	\$ 204,544.00
7250 Payroll - Processing Taxes	\$ 25,000.00	\$ 25,000.00	\$ 50,089.94
7260 Payroll Processing Fees	\$ 10,000.00	\$ 23,000.00	\$ 17,086.77

Detailed Assessment Amendment Budget 2025	HOA	Per Unit
ADMINISTRATIVE & GENERAL	\$ 966,198.48	\$1,932.40
FACILITIES	\$ 196,983.00	\$393.97
GROUND LANDSCAPING	\$ 92,186.00	\$184.37
OTHER EXPENSES	\$ 28,692.00	\$57.38
RECREATION	\$ 12,800.00	\$25.60
SECURITY	\$ 41,000.00	\$82.00
UTILITIES	\$ 662,500.00	\$1,325.00
COMMITTEES	\$ 14,737.95	\$29.48
RESERVES	\$ 60,000.00	\$120.00
TOTAL	\$ 2,075,097.43	\$4,150.19
PER UNIT PER MONTH		\$345.85
PAID BY OWNER		\$290.00

Expenses		Budget 2024	Budget 2025	Amendment 2025
7280	Taxes-Sales	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
7300	Uniform Services	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00
8540	Maintenance & Repair	\$ 58,383.00	\$ 58,483.00	\$ 183,483.00
8580	Pest Control	\$ 7,000.00	\$ 7,000.00	\$ 13,500.00
8610	Lake Spraying	\$ 7,020.00	\$ 7,020.00	\$ 8,186.00
8640	Trash Removal	\$ 60,000.00	\$ 49,000.00	\$ 49,000.00
8930	Propane	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
8940	Wash Laundry Systems	\$ 11,400.00	\$ 11,400.00	\$ 13,692.00
9010	Pool Supplies	\$ 12,800.00	\$ 12,800.00	\$ 12,800.00
9730	Cable TV	\$ 312,000.00	\$ 331,000.00	\$ 331,000.00
9610	Security	\$ 38,000.00	\$ 41,000.00	\$ 41,000.00
9710	Gasoline	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
9740	Electric	\$ 68,000.00	\$ 53,000.00	\$ 53,000.00
9770	Water & Sewer	\$ 250,000.00	\$ 270,000.00	\$ 270,000.00
9910	Pooled Reserve	\$60,000	\$60,000.00	\$60,000.00
8950	Activities Committee			\$ 1,279.17
8955	Thrift Store Committee			\$ 7,600.00
8915	Bingo Committee			\$ 5,858.78
8605	Landsacping			\$ 35,000.00
TOTAL EXPENSES		\$1,790,000	\$1,832,100.00	\$ 2,075,097.43