

LAKESHORE CLUB VILLAS BUDGET COMPARISON 2024- 2026

Income			2024	2025	2025 Amend	2026
6310	Maintenance Assessments	\$	\$1,430,000.00	1,740,000.00	1,740,000.00	2,100,029.59
6315	Water Transfer Fee	\$				2,000.00
6340	Late Fee Billed	\$				0.00
6350	Interest on Delinquent Acc	\$				0.00
6360	HOA Owned Rental	\$		20,000.00	25,200.00	32,400.00
6325	Water Meter	\$	250,000.00			
6840	Income-Screening Fees	\$	4,000.00	7,000.00	7,000.00	
6405	Rental Utility Income	\$				533.33
6410	Clubhouse Rental	\$				1,566.67
6430	Capital Contribution	\$				5,280.00
6440	Postage Reimbursement	\$				0.00
6455	Office Sales Income	\$				3,405.57
6465	Memorial Sales	\$				300.00
6470	Vending/Misc	\$				0.00
6470	Rental Utility Income	\$	3,000.00	3,000.00	24,360.00	
6476	Income-Thrift Ship	\$		16,000.00	26,190.18	25,466.67
6477	Truist-Income-Activity Comm	\$				8,148.65
6478	Truist Income-Bingo Comm	\$				8,800.00
6479	Truist Income Concession	\$				1,369.33
6490	Rental -Salon/PO	\$				36,480.00
6540	PY Insurance Proceeds	\$			213,755.17	0.00
6810	Income-Laundry	\$	38,000.00	38,000.00	27,912.08	15,937.76
6340	Pool Reserve	\$	60,000.00			
6490	Income-Rentals	\$	5,000.00	8,100.00	10,680.00	
6840	Screening Income	\$				4,286.67
6910	Interest Income-Operating	\$				0.00
6920	Cable-Incentive Refund Inc	\$				50,000.00
6930	Other income	\$				0.00
TOTAL		\$	1,790,000.00	1,832,100.00	2,075,097.00	2,296,004.24

LAKESHORE CLUB VILLAS BUDGET COMPARISON 2024- 2026

Expenses			2024	2025	Amend 2025	2026
7000	Administrative Expenses	\$	1,000.00	1,000.00	1,000.00	
7005	Administrative Expenses	\$				600.00
7010	Audit & Tax Return Prep	\$	5,000.00	5,000.00	5,000.00	34,400.00
7020	Screening Costs	\$	2,000.00	7,000.00	7,000.00	3,077.33
7040	Bank Charges	\$	100.00	100.00	4,800.00	4,638.67
7050	Licenses & Permits	\$	1,000.00	1,000.00	1,000.00	800.00
7070	Corporate Annual Report	\$				172.50
7080	Mileage Reimbursement	\$				7,800.00
7090	Taxes- County	\$	4,000.00	4,000.00	4,000.00	3,450.00
7100	Insurance Expenses	\$	477,957.00	472,957.00	437,729.13	455,238.30
7105	Legal Fees	\$	25,000.00	25,000.00	50,000.00	18,500.00
7120	Management Fees	\$	100,000.00	115,500.00	115,500.00	126,550.00
7130	Misc Expenses	\$	15,000.00	15,000.00	30,000.00	27,812.00
7140	Office Equipment	\$	1,500.00	1,500.00	5,521.00	4,515.49
7150	Office Expenses & Supplies	\$	5,000.00	2,500.00	12,287.52	7,354.56
7160	Postage	\$	5,900.00	5,900.00	5,900.00	4,771.79
7170	Printing, Fax, Copy	\$	500	500	500.00	2,000.00
7180	Taxes-State	\$	3,000.00	3,000.00	5,190.12	0.00
7190	Taxes-Penalties	\$	100	100	100.00	250.00
7230	Payroll-Employee Bonus	\$	2,450.00	2,450.00	2,450.00	5,000.00
7240	Payroll-Employee Wages	\$	192,890.00	192,890.00	204,544.00	246,618.11
7250	Payroll Processing Taxes	\$	25,000.00	25,000.00	50,089.94	79,941.89
7260	Payroll Processing Fees	\$	10,000.00	23,000.00	17,086.77	6,010.03
7280	Taxes-Sales	\$	3,500.00	3,500.00	3,500.00	3,853.33
7300	Uniform Serv	\$	1,000.00	1,000.00	3,000.00	2,000.00
7310	Workers Comp Ins	\$				5,283.00
7315	Assn Owed Rental Ex	\$				12,180.00
8540	Maint & Repair	\$	58,383.00	58,483.00	183,483.00	175,600.00

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Expenses	Continued		2024	2025	Amend 2025	2026
8580	Pest Control	\$	7,000.00	7,000.00	13,500.00	16,500.00
8590	Golf Cart Exp	\$				21,000.00
8610	Lake Spraying	\$	7,020.00	7,020.00	8,186.00	7,440.00
8640	Trash removal	\$	60,000.00	49,000.00	49,000.00	59,394.00
8930	Propane	\$	15,000.00	15,000.00	15,000.00	11,845.00
8940	Wash Laundry Sys	\$	11,400.00	11,400.00	13,692.00	0
9010	Pool Supplies	\$	12,800.00	12,800.00	12,800.00	22,571.00
9730	Cable tv	\$	312,000.00	331,000.00	331,000.00	357,124.51
9610	Security	\$	38,000.00	41,000.00	41,000.00	24,700.00
9710	Gasoline	\$	8,500.00	8,500.00	8,500.00	6,961.33
9740	Electric	\$	68,000.00	53,000.00	53,000.00	55,053.25
9770	Water & Sewer	\$	250,000.00	270,000.00	270,000.00	336,439.20
9910	Pool Reserve	\$	60,000.00	60,000.00	60,000.00	84,789.00
8950	Activities Comm	\$			1,279.17	5,537.61
8955	Thrift Store Comm	\$			7,600.00	4,373.33
8915	Bingo Comm	\$			5,858.78	5,858.78
8605	Landscaping	\$			35,000.00	37,000.00
	TOTAL EXPENSES	\$	1,790,000.00	1,832,100.00	2,075,097.43	2,296,004.24

LAKESHORE CLUB VILLAS BUDGET COMPARISON 2024- 2026

Detailed Assess.Amed Budget2025			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	25.6
Security		\$	41,000.00	82
Utilities		\$	662,500.00	1,325.00
Committees		\$	14,737.95	29.48
Reserves		\$	60,000.00	120
TOTAL		\$	2,075,097.43	4,150.19
<i>Per unit per month</i>				345.85
<i>Paid by owner</i>				290

LAKESHORE CLUB VILLAS BUDGET COMPARISON 2024- 2026

EXPENSE TOTALS /CATEGORY		2026
CATEGORY	\$	AMOUNT
ADMINISTRATIVE & GENERAL	\$	1,062,817.23
FACILITIES	\$	213,100.00
GROUNDS/LANDSCAPING	\$	103,834.00
OTHER	\$	27,614.73
RECREATION	\$	22,571.00
SECURITY	\$	24,700.00
UTILITIES	\$	756,578.29
RESERVES	\$	84,789.00
TOTAL EXPENSES	\$	2,296,004.24