LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.

2027 Proposed Budget
January 1, 2027 through December 31, 2027

	2026 Approved Budget	2027 Proposed Budget
INCOME		
6310 - Assessment Billed	2,100,029.59	2,100,000.00
6315 - Water Transfer Fee Income	2,000.00	4,082.00
6340 - Late Fee Billed Income	-	11,575.20
6350 - Interest on Deliquent Account Income	-	15,861.61
6360 - Rental Income (Assoc owned units)	32,400.00	36,000.00
6405 - Rental Utility Income	533.33	6,504.83
6410 - Clubhouse Rental Income	1,566.67	663.00
6430 - Capital Contribution Income	5,280.00	4,171.44
6440 - Postage Reimbursement Income	-	639.60
6455 - Office Sales Income	3,405.57	1,864.71
6465 - Memorial Sales Income	300.00	300.00
6470 - Vending/Misc Income	-	478.53
6476 - Truist - Thrift Store Income	25,466.67	22,759.62
6477 - Truist - Activities Committee Income	8,148.65	5,636.67
6478 - Truist - Bingo Account Income	8,800.00	-
6479 - Truist - Concession Income	1,369.33	-
6490 - Rental Income - Salon / Post Office	36,480.00	37,200.00
6520 - Legal Fees Reimbursement Income	-	405.60
6810 - Laundry Income	15,937.76	12,760.80
6840 - Screening Income	4,286.67	3,744.00
6910 - Interest Income - Operating	-	165.61
6920 - Cable - Incentive Refund Income	50,000.00	-
6930 - Other Income	-	1,606.02
TOTAL INCOME	**$ 2,296,004.24**	**$ 2,266,419.24**
500 units per Month	*$ 350.00*	*$ 350.00*
EXPENSES		
ADMINISTRATIVE & GENERAL		
7005 - Administrative Expenses	600.00	-
7010 - Accounting/Audit/Tax Prep	34,400.00	8,500.00
7020 - Screening Expense	3,077.33	2,976.48
7040 - Bank Charges	4,638.67	237.90
7050 - Licenses & Permits	800.00	355.00
7070 - Corporate Annual Report	172.50	134.55
7080 - Mileage Reimbursement	7,800.00	1,825.37
7090 - Taxes-County	3,450.23	3,450.23
7100 - Insurance Expense	455,238.30	455,238.30
7105 - Legal Fee	18,500.00	7,416.29
7120 - Management Fees	126,550.00	146,009.17
7130 - Misc Expense	27,812.00	9,699.99
7140 - Office Equipment	4,515.49	6,874.97
7150 - Office Supplies/ Expense	7,354.56	9,573.91
7160 - Postage	4,771.79	6,431.47
7170 - Print/Fax/Copy	2,000.00	428.06
7185 - Income Taxes	-	20,000.00
7190 - Taxes - Penalties	250.00	260.00
7230 - Payroll - Employee Bonuses	5,000.00	5,000.00
7240 - Payroll - Employee Wages	246,618.11	202,261.00

7250 - Payroll - Employer Taxes	79,941.89	48,447.36
7260 - Payroll Processing Fees	6,010.03	7,477.66
7280 - Taxes - Sales	3,853.33	3,536.33
7300 - Uniform Service	2,000.00	2,000.00
7310 - Workers Comp Ins	5,283.00	5,283.00
7315 - Assn Owed Rental Expense	12,180.00	12,885.35
TOTAL ADMINISTRATIVE & GENERAL	$ 1,062,817.23	$ 966,302.39
FACILITIES		
8540 - Maintenance & Repairs	175,600.00	100,000.00
8580 - Pest Control	16,500.00	18,000.00
8590 - Golf Cart Expense	21,000.00	8,000.00
TOTAL FACILITIES	$ 213,100.00	$ 126,000.00
GROUNDS/LANDSCAPING		
8605 - Landscape Maintenance	37,000.00	165,000.00
8610 - Lake Spraying	7,440.00	6,770.40
8640 - Trash Removal	59,394.00	51,030.00
TOTAL GROUNDS/LANDSCAPING	$ 103,834.00	$ 222,800.40
OTHER EXPENSE		
8915 - Bingo Expense	5,858.78	-
8930 - Propane - Laundry	11,845.00	9,510.26
8950 - Activities Acct - Expense	5,537.61	10,354.42
8955 - Thrift Store Expense/activity	4,373.33	7,155.10
TOTAL OTHER EXPENSE	$ 27,614.72	$ 27,019.78
RECREATION		
9010 - Pool Supplies & Maintenance	22,571.00	23,473.00
TOTAL RECREATION	$ 22,571.00	$ 23,473.00
SECURITY		
9610 - Security - Contact Labor	24,700.00	-
TOTAL SECURITY	$ 24,700.00	$ -
UTILITIES		
9710 - Gasoline	6,961.33	7,090.47
9730 - Cable TV	357,124.51	357,124.51
9740 - Electric	56,053.25	59,527.54
9770 - Water & Sewer	336,439.20	386,113.56
TOTAL UTILITIES	$ 756,578.29	$ 809,856.08
RESERVES		
9910 - Reserves - Pooled	84,789.00	90,967.59
TOTAL RESERVES	$ 84,789.00	$ 90,967.59
TOTAL EXPENSES	**$ 2,296,004.24**	**$ 2,266,419.24**

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS. THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF THE SECTIONS 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTEREST OF THE ASSOCIATION.