

**LAKEWOODS VILLAGE HOMEOWNERS ASSOCIATION**

**Budget Information**

	2024-25 Budget	2024-25 Actual	2025-26 Budget	2024-25 Budget	2024-25 Actual	2025-26 Budget	2024-25 Budget	2024-25 Actual	2025-26 Budget
	OPERATING	OPERATING	OPERATING	BIRCHES	BIRCHES	BIRCHES	HEMLOCK	HEMLOCK	HEMLOCK
<b>Income</b>									
410 · MEMBERS ASSESSMENTS	226,550	226,551	250,000	36,000	36,000	36,000	36,000	36,000	36,000
411 · CAPITAL ASSESSMENTS	22,655	22,655	25,000	3,600	3,600	3,600	3,600	3,600	3,600
415 · ADDITIONAL TV RUN	-	2,002	-	-	-	-	-	-	-
418 · WORK WEEKEND	-	-	-	-	-	-	-	-	-
450 · LAUNDRY/VENDING	-	-	-	-	1,202	-	-	1,299	-
480 · LATE CHARGES	1,200	1,291	1,200	-	-	-	-	-	-
490 · Interest Income	-	6,047	4,800	-	-	-	-	-	-
481 · POOL USE FOR RESORT	3,800	3,800	3,800	-	-	-	-	-	-
482 · TENNIS COURT USE FOR RESORT	1,000	1,000	1,000	-	-	-	-	-	-
<b>Total Income</b>	<b>255,205</b>	<b>263,346</b>	<b>285,800</b>	<b>39,600</b>	<b>40,802</b>	<b>39,600</b>	<b>39,600</b>	<b>40,899</b>	<b>39,600</b>
<b>Expense</b>									
610 · MANAGEMENT FEES	18,000	18,000	18,000	-	-	-	-	-	-
616 · ACCOUNTING	13,500	15,440	14,000	-	-	-	-	-	-
620 · ADMINISTRATIVE - MISC	-	750	750	-	-	-	-	-	-
631 · DOCK MAINTENANCE	6,500	5,890	6,500	-	-	-	-	-	-
634 · PEST CONTROL	3,000	1,678	3,000	-	-	-	-	-	-
635 · OUTDOOR LIGHTS	2,400	1,836	2,400	-	-	-	-	-	-
642 · INTERNET EXP	6,000	5,826	5,850	-	-	-	-	-	-
643 · FIBER OPTIC/TV PROGRAMMING	14,500	14,720	14,700	-	-	-	-	-	-
645 · PROPERTY INSURANCE	34,000	25,323	34,000	-	-	-	-	-	-
650 · GARBAGE REMOVAL	14,000	15,871	16,000	-	-	-	-	-	-
651 · SNOW REMOVAL	11,000	6,688	11,000	-	-	-	-	-	-
652 · LAWN CARE	10,000	7,560	8,500	-	-	-	-	-	-
653 · OTHER GROUNDS WORK	35,000	11,266	74,000	-	-	-	-	-	-
655 · REAL ESTATE TAXES	1,000	1,397	1,250	-	-	-	-	-	-
661 · OUTDOOR POOL - LABOR	13,000	15,495	16,000	-	-	-	-	-	-
662 · OUTDOOR POOL - HTG/ELECTRIC	5,000	5,086	5,100	-	-	-	-	-	-
663 · OUTDOOR POOL - SUPPLIES	2,000	5,339	2,600	-	-	-	-	-	-
675 · INDOOR POOL- HEATING & ELE	25,000	25,000	25,000	-	-	-	-	-	-
711 · MAINTENANCE-LABOR	-	-	-	2,000	3,711	2,000	2,000	4,930	2,000
721 · MAINTENANCE-SUPPLIES	-	-	-	700	1,143	700	1,100	688	700
731 · SEWER & WATER	-	-	-	2,000	1,890	2,000	2,000	1,710	2,000
741 · CLEANING	-	-	-	7,500	6,960	7,500	7,500	6,960	7,500
760 · SPECIAL PROJECTS	-	-	-	22,000	14,597	-	23,000	10,010	20,250
761 · ELECTRICITY	-	-	-	5,500	6,913	6,000	6,000	5,258	5,000
<b>Total Expense</b>	<b>213,900</b>	<b>183,165</b>	<b>258,650</b>	<b>39,700</b>	<b>35,214</b>	<b>18,200</b>	<b>41,600</b>	<b>29,556</b>	<b>37,450</b>
<b>Net Income - Operations</b>	<b>18,650</b>	<b>57,526</b>	<b>2,150</b>	<b>(3,700)</b>	<b>1,988</b>	<b>17,800</b>	<b>(5,600)</b>	<b>7,743</b>	<b>(1,450)</b>
<b>Addition to Capital Reserve</b>	<b>22,655</b>	<b>22,655</b>	<b>25,000</b>	<b>3,600</b>	<b>3,600</b>	<b>3,600</b>	<b>3,600</b>	<b>3,600</b>	<b>3,600</b>
<b>Fund Balance from Prior Year</b>	<b>161,372</b>	<b>182,162</b>	<b>262,343</b>	<b>26,410</b>	<b>22,295</b>	<b>27,883</b>	<b>40,424</b>	<b>37,155</b>	<b>48,498</b>
<b>Fund Balance at Year End</b>	<b>202,677</b>	<b>262,343</b>	<b>289,493</b>	<b>26,310</b>	<b>27,883</b>	<b>49,283</b>	<b>38,424</b>	<b>48,498</b>	<b>50,648</b>
<b>2025-26 BUDGET - Operating Assessments</b>			<b>250,000</b>			<b>36,000</b>			<b>36,000</b>
<b>2025-26 BUDGET - Capital Assessments</b>			<b>25,000</b>			<b>3,600</b>			<b>3,600</b>
<b>2024-25 ACTUAL - Member Assessments</b>			<b>249,206</b>			<b>39,600</b>			<b>39,600</b>
<b>Overall Increase (Reduction) in Budget</b>			<b>25,794</b>			<b>-</b>			<b>-</b>
<b>Fund Balance Allocation</b>									
<b>Operating</b>	<b>143,342</b>	<b>225,663</b>	<b>227,813</b>	<b>21,048</b>	<b>20,328</b>	<b>39,426</b>	<b>30,739</b>	<b>40,678</b>	<b>40,518</b>
<b>Reserves</b>	<b>59,335</b>	<b>36,680</b>	<b>61,680</b>	<b>5,262</b>	<b>7,555</b>	<b>9,857</b>	<b>7,685</b>	<b>7,820</b>	<b>10,130</b>

**LAKEWOODS VILLAGE HOMEOWNERS ASSOCIATION**

**Budget Information**

	2024-25 Budget LAKEVIEW	2024-25 Actual LAKEVIEW	2025-26 Budget LAKEVIEW	2024-25 Budget TOTAL	2024-25 Actual TOTAL	2025-26 Budget TOTAL
<b>Income</b>						
410 · MEMBERS ASSESSMENTS	19,000	19,000	53,000	317,550	317,551	375,000
411 - CAPITAL ASSESSMENTS	1,900	1,900	5,300	31,755	31,755	37,500
415 · ADDITIONAL TV RUN	-	-	-	-	2,002	-
418 - WORK WEEKEND	-	-	-	-	-	-
450 · LAUNDRY/VENDING	-	1,166	-	-	3,667	-
480 · LATE CHARGES	-	-	-	1,200	1,291	1,200
490 - Interest Income	-	-	-	-	6,047	4,800
481 · POOL USE FOR RESORT	-	-	-	3,800	3,800	3,800
482 · TENNIS COURT USE FOR RESORT	-	-	-	1,000	1,000	1,000
<b>Total Income</b>	<b>20,900</b>	<b>22,066</b>	<b>58,300</b>	<b>355,305</b>	<b>367,113</b>	<b>423,300</b>
<b>Expense</b>						
610 · MANAGEMENT FEES	-	-	-	18,000	18,000	18,000
616 · ACCOUNTING	-	-	-	13,500	15,440	14,000
620 · ADMINISTRATIVE - MISC	-	-	-	-	750	750
631 · DOCK MAINTENANCE	-	-	-	6,500	5,890	6,500
634 · PEST CONTROL	-	-	-	3,000	1,678	3,000
635 - OUTDOOR LIGHTS	-	-	-	2,400	1,836	2,400
642 · INTERNET EXP	-	-	-	6,000	5,826	5,850
643 · FIBER OPTIC/TV PROGRAMMING	-	-	-	14,500	14,720	14,700
645 · PROPERTY INSURANCE	-	-	-	34,000	25,323	34,000
650 · GARBAGE REMOVAL	-	-	-	14,000	15,871	16,000
651 · SNOW REMOVAL	-	-	-	11,000	6,688	11,000
652 · LAWN CARE	-	-	-	10,000	7,560	8,500
653 · OTHER GROUNDS WORK	-	-	-	35,000	11,266	74,000
655 · REAL ESTATE TAXES	-	-	-	1,000	1,397	1,250
661 · OUTDOOR POOL - LABOR	-	-	-	13,000	15,495	16,000
662 · OUTDOOR POOL - HTG/ELECTRIC	-	-	-	5,000	5,086	5,100
663 · OUTDOOR POOL - SUPPLIES	-	-	-	2,000	5,339	2,600
675 · INDOOR POOL- HEATING & ELE	-	-	-	25,000	25,000	25,000
711 · MAINTENANCE-LABOR	2,000	4,700	2,000	6,000	13,341	6,000
721 · MAINTENANCE-SUPPLIES	875	221	700	2,675	2,052	2,100
731 · SEWER & WATER	2,500	1,980	2,000	6,500	5,580	6,000
741 · CLEANING	7,500	6,960	7,500	22,500	20,880	22,500
760 - SPECIAL PROJECTS	-	-	32,000	45,000	24,607	52,250
761 · ELECTRICITY	5,000	6,748	6,500	16,500	18,919	17,500
<b>Total Expense</b>	<b>17,875</b>	<b>20,609</b>	<b>50,700</b>	<b>313,075</b>	<b>268,544</b>	<b>365,000</b>
<b>Net Income - Operations</b>	<b>1,125</b>	<b>(443)</b>	<b>2,300</b>	<b>10,475</b>	<b>66,814</b>	<b>20,800</b>
<b>Addition to Capital Reserve</b>	<b>1,900</b>	<b>1,900</b>	<b>5,300</b>	<b>31,755</b>	<b>31,755</b>	<b>37,500</b>
<b>Fund Balance from Prior Year</b>	<b>43,850</b>	<b>36,572</b>	<b>38,029</b>	<b>272,056</b>	<b>278,184</b>	<b>376,753</b>
<b>Fund Balance at Year End</b>	<b>46,875</b>	<b>38,029</b>	<b>45,629</b>	<b>314,286</b>	<b>376,753</b>	<b>435,053</b>
<b>2025-26 BUDGET - Operating Assessments</b>			<b>53,000</b>			<b>375,000</b>
<b>2025-26 BUDGET - Capital Assessments</b>			<b>5,300</b>			<b>37,500</b>
<b>2024-25 ACTUAL - Member Assessments</b>			<b>20,900</b>			<b>349,306</b>
<b>Overall Increase (Reduction) in Budget</b>			<b>37,400</b>			<b>63,194</b>
<b>Fund Balance Allocation</b>						
<b>Operating</b>	37,500	31,745	36,503	232,629	318,414	339,214
<b>Reserves</b>	9,375	6,284	9,126	81,657	58,339	95,839