

Association Name:

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Longshore Lake

Budget Worksheet for period Beginning January 1, 2025 to December 31, 2025

		2024	2024	2025	2024 vs 2025
		Approved Budget	Approved Budget	Proposed Budget	\$ Change in
		Quarterly	Annual	Annual	Budget
INCOME					
00-4010	Assessments - Owners	596,001	2,384,002	2,526,683	142,680
TOTAL MEMBER ASSESSEMENTS		596,001	2,384,002	2,526,683	142,680
OTHER INCOME					
00-4035	Interest Inc - Opera	2,000	8,000	8,000	(0)
00-4040	Finance Charge - Due	-	-	500	
00-4045	Finance Charge - Clu	-	-	750	
00-4060	Admin Process Fee -	750	3,000	3,000	-
00-4065	Admin Process Fee - Leases	-	-	450	
00-4070	Miscellaneous Income	250	1,000	5,000	4,000
30-4100	Food Revenue	71,750	287,000	172,477	(114,523)
30-4115	Liquor Revenue	13,000	52,000	47,594	(4,406)
30-4125	Beer Revenue	2,400	9,600	7,945	(1,655)
30-4135	Wine Revenue	12,000	48,000	42,447	(5,553)
30-4200	Club Event Food	25,375	101,500	117,564	16,064
30-4215	Club Event - Liquor	-	-	17,989	
30-4225	Club Event - Beer	-	-	1,029	
30-4235	Club Event - Wine	-	-	7,457	
30-4300	Banquet Food	28,025	112,100	95,202	(16,898)
30-4315	Banquet - Liquor	-	-	1,110	
30-4325	Banquet - Beer	-	-	143	
30-4335	Banquet - Wine	-	-	1,981	
30-4410	Gratuity	-	-	48,683	
30-4425	Social Memberships	5,000	20,000	8,000	(12,000)
30-4450	Other F&B Income	250	1,000	4,000	3,000
40-4620	Tennis Membership	21,250	85,000	56,000	(29,000)
40-4635	Ball Machine Rental	600	2,400	1,800	(600)
40-4650	Guest Fees	3,000	12,000	10,000	(2,000)
40-4665	Merchandise - Balls	-	-	150	
40-4670	League Fee Income	-	-	24,000	
40-4680	Merchandise - Other	300	1,200	-	(1,200)
40-4699	Other Tennis Income	7,500	30,000	26,000	(4,000)
TOTAL OTHER INCOME		193,450	773,800	709,272	(64,528)
TOTAL REVENUES		789,451	3,157,802	3,235,955	78,152
ADMINISTRATIVE EXPENSES					
10-6000	Payroll - Administration	133,621	534,484	449,195	(85,289)
10-7010	A/C Contract	1,125	4,500	5,200	700

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	2024 Approved Budget Quarterly	2024 Approved Budget Annual	2025 Proposed Budget Annual	2024 vs 2025 \$ Change in Budget	
10-7025	Accounting & Audit F	4,525	18,100	20,000	1,900
10-7040	Bad Debt Expense	2,700	10,800	4,000	(6,800)
10-7055	Casualty / Liability / Auto Insurance	24,304	97,218	97,177	(41)
10-7085	Clubhouse Supplies	3,250	13,000	10,000	(3,000)
10-7145	Computer Support	11,250	45,000	45,000	-
10-7146	Computer Support Contract	-	-	2,500	
10-7180	Contract Services	549	2,195	3,600	1,405
10-7270	Electricity	24,000	96,000	90,000	(6,000)
10-7495	Legal Fees - General	7,500	30,000	30,000	-
10-7525	Lot 39 Assessments	1,330	5,320	-	(5,320)
10-7630	Operating Leases	700	2,800	-	(2,800)
10-7645	Misc Expenses	1,250	5,000	5,000	(0)
10-7675	Pest Control	800	3,200	4,000	800
10-7705	Postage	1,250	5,000	3,000	(2,000)
10-7706	Postage - Lease	-	-	7,200	
10-7735	Printing/Publication	1,500	6,000	5,000	(1,000)
10-7740	Management Fees	11,037	44,148	44,148	-
10-7750	Promotion Items	1,425	5,700	-	(5,700)
10-7840	Repairs/Maintenance	269	1,075	8,000	6,925
10-7855	Security and Fire	1,325	5,300	5,000	(300)
10-7856	Fire Alarm Contract	-	-	2,500	
10-7870	Storage Rental	1,400	5,600	3,200	(2,400)
10-7885	Office Supplies	1,125	4,500	4,500	-
10-7900	Tax / License	1,500	6,000	4,300	(1,700)
10-7915	Telephone	3,500	14,000	12,600	(1,400)
10-7916	Telephone Guardhouse	-	-	7,440	
10-7960	Waste Removal	2,025	8,100	8,000	(100)
10-7975	Water Softener Lease	600	2,400	-	(2,400)
10-7990	Water/Sewer	2,250	9,000	12,000	3,000
10-7999	Contingency	-	-	47,170	
	TOTAL ADMINISTRATIVE	246,110	984,439	939,730	(44,710)
	MAINTENANCE EXPENSES				
20-6000	Payroll - Maintenance	75,845	303,380	211,528	(91,852)
20-7180	Contract Services	8,750	35,000	36,000	1,000
20-7285	Equipment Expense	250	1,000	1,000	0
20-7360	Gasoline / Oil - Tru	125	500	500	(0)
20-7375	Gatehouse Service	62,500	250,000	250,000	0
20-7405	Irrigation Contracts	2,500	10,000	30,000	20,000
20-7420	Lake Mgmt Service	26,250	105,000	94,000	(11,000)
20-7450	Landscaping / Sod /	12,500	50,000	30,000	(20,000)
20-7540	Mailbox / Repair	300	1,200	1,000	(200)
20-7555	Maintenance Contract	60,000	240,000	243,000	3,000
20-7690	Pool Service	1,500	6,000	3,690	(2,310)

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20-7765	R/M Building	6,250	25,000	25,000	0
20-7780	R/M Equipment	2,500	10,000	10,000	0
20-7795	R/M Irrigation	3,000	12,000	25,000	13,000
20-7810	R/M Street Lights	500	2,000	6,000	4,000
20-7825	R/M Streets & Sidewa	1,875	7,500	53,000	45,500
20-7930	Uniforms	500	2,000	2,000	-
20-7945	Valewood Agreement	6,000	24,000	11,500	(12,500)
	TOTAL MAINTENANCE EXPENSES	271,145	1,084,580	1,033,218	(51,362)
	FOOD AND BEVERAGE EXPENSES				
30-5100	Cost of Food	47,048	188,194	174,206	(13,988)
30-5115	Cos - Liquor	3,250	13,000	15,339	2,339
30-5125	Cos - Beer	600	2,400	2,279	(121)
30-5135	Cos - Wine	3,000	12,000	17,122	5,122
30-6000	Payroll - Restaurant	197,662	790,648	257,218	(533,430)
30-6001	Payroll - Kitchen	-	-	505,838	
30-6100	Payroll Tax & Benefits	(28,019)	(112,078)	-	112,078
30-6310	Employee Insurance	-	-	-	
30-7070	China / Glassware /	500	2,000	4,000	2,000
30-7100	Cleaning Supplies	1,125	4,500	7,000	2,500
30-7115	Entertainment & Club Events	2,500	10,000	20,000	10,000
30-7130	Complimentary F&B	1,000	4,000	3,000	(1,000)
30-7195	Cooking/Small Equipm	625	2,500	2,500	0
30-7210	Credit Card Expense	1,500	6,000	6,000	-
30-7225	Decorations	750	3,000	3,000	-
30-7255	Education / Dues	-	-	1,000	
30-7300	Equipment Rental	625	2,500	3,000	500
30-7345	Fuel / Gas	3,000	12,000	11,500	(500)
30-7510	Linens	2,500	10,000	14,000	4,000
30-7570	Marketing for F&B	250	1,000	-	(1,000)
30-7585	Miscellaneous Suppli	1,250	5,000	2,587	(2,413)
30-7615	Office Supplies	250	1,000	250	(750)
30-7660	Paper Supplies	250	1,000	8,106	7,106
30-7720	Printed Supplies	-	-	1,000	
30-7780	R/M Equipment	1,125	4,500	4,000	(500)
30-7930	Uniforms	1,625	6,500	5,800	(700)
30-7975	Water Softener Lease	-	-	1,800	
	TOTAL FOOD & BEVERAGE EXPENSES	242,416	969,664	1,070,546	100,883
	TENNIS EXPENSES				
40-5225	Cost of Sales - Ball	250	1,000	1,300	300
40-6000	Payroll - Tennis	25,030	100,120	134,461	34,341

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40-6310 Employee Insurance	-	-	-	
40-7255 Education / Dues	450	1,800	-	(1,800)
40-7315 Fitness Expense	1,675	6,700	8,200	1,500
40-7645 Other Expenses	-	-	24,000	
40-7840 Repairs/Maintenance	750	3,000	18,000	15,000
40-7885 Supplies	1,625	6,500	6,500	(0)
TOTAL TENNIS EXPENSES	29,780	119,120	192,461	73,341
TOTAL EXPENSES	789,451	3,157,803	3,235,955	78,152
PROFIT/(LOSS) FROM OPERATIONS	(0)	(0)	-	0
RESERVE/DMCF INCOME				
00-4020 RSV Funding	153,950	615,801	678,000	62,199
TOTAL RESERVE/DMCF INCOME	153,950	615,801	678,000	62,199
RESERVE/DMCF EXPENSES				
TOTAL RESERVE/DMCF EXPENSE	-	-	-	-
INCREASE/(DECREASE) IN RESERVES/DMCF	153,950	615,801	678,000	62,199

Summary of Assessments

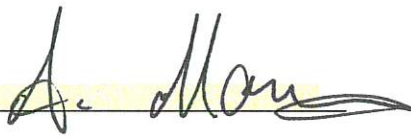
	2024	2025	\$ Change
Assessments - Owners	2,384,002	2,526,683	142,680
RSV Funding	615,801	678,000	62,199
Total	2,999,803	3,204,683	204,879

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

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APPROVED BY: 

Association Name: Longshore Lake

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2025 to December 31, 2025

DRAFT 3 12/11/2024
 Yearly Maintenance 2,526,683 Yearly Reserves: 678,000

Unit Type	Number of Units per type	Ownership % per Unit	Total ownership % per unit type	Quarterly Maintenance per unit	Quarterly Reserves per Unit	Total Quarterly Maintenance with Reserves per Unit
All Units	565	0.17699%	100.000%	1,118.00	300.00	1,418.00
	565		100.0000%			

Unit Type	Number of Units per type	2024 Quarterly Fees	2025 Quarterly Fees	\$ Change per Quarter	% Change
All Units	565	1,325.00	1,418.00	93.00	7.02%

Dominic Morris