

**Lake Conley Mobile Home Park**  
**289 Mobile Units + 60 RV Units = 349 Units**  
**January 1, 2025- December 31, 2025 Approved Budget**

Acct	Description	2024 Annual Budget	2025 Annual Budget	2025 Annual Monthly Budget
4010	Unit Maintenance Fees	\$197,915.00	\$230,146.65	\$19,178.89
4300	RV Lot Income	\$17,280.00	\$17,280.00	\$1,440.00
	<b>Total Revenue</b>	<b>\$215,195.00</b>	<b>\$247,426.65</b>	<b>\$20,618.89</b>

Acct	OPERATING EXPENSES			
5010	Copies/Printing/Supplies	\$5,000.00	\$4,500.00	\$375.00
5015	Bank Charges	\$100.00	\$100.00	\$8.33
5020	Office Supplies	\$200.00	\$200.00	\$16.67
5025	Tenant Check	\$1,000.00	\$1,000.00	\$83.33
5030	Delinquencies/Manual Deposits	\$500.00	\$500.00	\$41.67
5035	Charge Backs	\$1,000.00	\$1,000.00	\$83.33
5040	Website EMR	\$2,000.00	\$2,000.00	\$166.67
5200	Fert/Pest Control	\$1,200.00	\$1,960.00	\$163.33
5300	Insurance General	\$20,000.00	\$20,000.00	\$1,666.67
5310	Insurance Workers Comp	\$600.00	\$600.00	\$50.00
5400	Lawn Service (monthly)	\$9,000.00	\$9,500.00	\$791.67
5410	Tree Trimming	\$800.00	\$800.00	\$66.67
5600	Annual Report	\$80.00	\$80.00	\$6.67
5620	Division Fees	\$1,200.00	\$1,200.00	\$100.00
5800	Management Fee	\$30,000.00	\$30,000.00	\$2,500.00
5900	Legal	\$8,000.00	\$10,000.00	\$833.33
5910	CPA Services / Audit	\$400.00	\$400.00	\$33.33
5915	Property Taxes	\$900.00	\$900.00	\$75.00
5920	Income Taxes	\$325.00	\$325.00	\$27.08
5950	Bad Debt Expense	\$400.00	\$400.00	\$33.33
6100	Repair/Maint - Clubhouse	\$8,500.00	\$9,000.00	\$750.00
6105	Repair/Replace Office/Common Area Equipment	\$3,000.00	\$3,000.00	\$250.00
6110	Repair/Maint - Common Area	\$13,000.00	\$15,000.00	\$1,250.00
6115	Repair/Maint - Gate	\$3,000.00	\$3,000.00	\$250.00
6135	Security Guard	\$500.00	\$500.00	\$41.67
6170	Janitorial	\$7,500.00	\$7,500.00	\$625.00
6175	Clubhouse - Supplies	\$300.00	\$300.00	\$25.00
6200	Pool	\$6,000.00	\$6,000.00	\$500.00
6210	Pool/Spa Maint & Repairs	\$5,500.00	\$5,500.00	\$458.33
6250	Pool/Spa Licenses & Permits	\$280.00	\$280.00	\$23.33
6999	Electric - RV	\$160.00	\$160.00	\$13.33
7001	Electric	\$28,000.00	\$29,400.00	\$2,450.00
7002	Water/Sewer/Trash	\$4,500.00	\$4,500.00	\$375.00
7003	Storm Water Tax	\$300.00	\$300.00	\$25.00
7005	Telephone & Internet & Cable TV	\$6,000.00	\$6,000.00	\$500.00
8000	Operating Contingency	\$4,083.88	\$233.68	\$19.47
	<b>Total Operating Expenses</b>	<b>\$173,328.88</b>	<b>\$176,138.68</b>	<b>\$14,678.22</b>

**2025 RESERVE FUNDING**

9010	Reserves - Painting Clubhouse	\$2,452.20	\$2,452.32	\$204.36
9020	Reserves - Paving, Sealing & Repair	\$19,016.18	\$45,021.58	\$3,751.80
9025	Reserves - AC	\$0.00	\$0.00	\$0.00
9030	Reserves - Security and Bldg/Entry Gate	\$1,523.59	\$2,942.54	\$245.21
9035	Reserves - Clubhouse Floor	\$760.35	\$760.41	\$63.37
9040	Reserves - Clubhouse Roof	\$3,784.86	\$3,784.66	\$315.39
9045	Reserves - Clubhouse Furniture	\$1,362.19	\$1,362.24	\$113.52
9050	Reserves - Storm Sewers (6)	\$848.52	\$848.46	\$70.70
9055	Reserves - RV Lot Improvements	\$0.00	\$2,000.00	\$167.00
9060	Reserves - Shuffleboard	\$0.00	\$0.00	\$0.00
9070	Reserves - Pier/Dock/Seawall	\$1,465.62	\$1,465.49	\$122.12
9080	Reserves - Pool	\$4,692.35	\$4,688.83	\$390.74
9085	Reserves - Pool Deck	\$1,620.51	\$1,620.45	\$135.04
9090	Reserves - Pool Pump Housing Area	\$817.92	\$817.91	\$68.16
9095	Reserves - Pool Solar Heating	\$1,504.29	\$1,504.34	\$125.36
9100	Reserves - Deferred Maintenance	\$0.00	\$0.00	\$0.00
9110	Reserves - Office Equipment	\$0.00	\$0.00	\$0.00
9130	Reserves - Fences	\$1,000.01	\$1,000.01	\$83.33
9160	Reserves - Electronic Sign	\$1,018.81	\$1,018.73	\$84.89
9300	Prepaid Maint Fees	\$0.00	\$0.00	\$0.00
9310	Reserves - Interest	\$0.00	\$0.00	\$0.00
<b>Total Reserves</b>		<b>\$41,867.40</b>	<b>\$71,287.97</b>	<b>\$5,940.99</b>

<b>TOTAL EXPENSES</b>		<b>\$215,196.28</b>	<b>\$247,426.65</b>	<b>\$20,619.22</b>
-----------------------	--	---------------------	---------------------	--------------------

Approved 11/11/24

## Lake Conley MHP

### Reserve Analysis 1/1/2025

		Current Replacement Cost	Current Reserves	Service Life (Yr)	Years Left	Unreserved Amount	Monthly Reserve to Fully Fund	Annual Reserve to Fully Fund
20-2010-00-00	Reserves - Painting Clubhouse	\$14,583.00	\$9,678.36	10	2	\$4,904.64	\$204.36	\$2,452.32
20-2020-00-00	Reserves - Paving, Sealing & Repair	\$675,323.72	\$0.00	15	15	\$675,323.72	\$3,751.80	\$45,021.58
20-2025-00-00	Reserves - A/C	\$18,392.00	\$18,392.48	13	5	\$0.00	\$0.00	\$0.00
20-2030-00-00	Reserves - Security Bldg/Entry Gate	\$37,000.00	\$16,402.21	10	7	\$20,597.79	\$245.21	\$2,942.54
20-2035-00-00	Reserves - Clubhouse Floor	\$12,000.00	\$5,916.76	20	8	\$6,083.24	\$63.37	\$760.41
20-2040-00-00	Reserves - Clubhouse Roof	\$142,392.00	\$25,067.67	35	31	\$117,324.33	\$315.39	\$3,784.66
20-2045-00-00	Reserves - Clubhouse Furniture	\$10,866.24	\$6,779.52	10	3	\$4,086.72	\$113.52	\$1,362.24
20-2050-00-00	Reserves - Storm Sewers (6)	\$110,000.00	\$103,212.32	30	8	\$6,787.68	\$70.70	\$848.46
20-2055-00-00	Reserves- RV Lot Improvements	\$35,000.00	\$25,000.00	5	5	\$10,000.00	\$166.67	\$2,000.00
20-2060-00-00	Reserves - Shuffleboard	\$8,000.00	\$21,625.80	20	0	\$0.00	\$0.00	\$0.00
20-2070-00-00	Reserves - Pier/Dock/Seawall	\$15,000.00	\$9,138.03	10	4	\$5,861.97	\$122.12	\$1,465.49
20-2080-00-00	Reserves - Pool	\$124,000.00	\$58,356.39	25	14	\$65,643.61	\$390.74	\$4,688.83
20-2085-00-00	Reserves - Pool Deck	\$35,000.00	\$23,656.86	20	7	\$11,343.14	\$135.04	\$1,620.45
20-2090-00-00	Reserves - Pool Pump Housing Area	\$17,500.00	\$10,956.76	20	8	\$6,543.24	\$68.16	\$817.91
20-2095-00-00	Reserves - Pool Solar Heating	\$15,361.01	\$6,334.95	10	6	\$9,026.06	\$125.36	\$1,504.34
20-2100-00-00	Reserves - Deferred Maintenance	\$0.00	\$46,584.67	0	0	\$0.00	\$0.00	\$0.00
20-2110-00-00	Reserves - Office Equipment	\$4,536.00	\$4,536.01	10	0	\$0.00	\$0.00	\$0.00
20-2130-00-00	Reserves - Fences	\$20,000.00	\$4,999.80	20	15	\$15,000.20	\$83.33	\$1,000.01
20-2160-00-00	Reserves - Electronic Sign	\$7,132.11	\$4,075.92	7	3	\$3,056.19	\$84.89	\$1,018.73
20-2300-00-00	PrePaid Maint Fees	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
20-2310-00-00	Reserves - Interest	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
	<b>Totals</b>	<b>\$1,302,086.08</b>	<b>\$400,714.51</b>			<b>\$961,582.53</b>	<b>\$5,940.66</b>	<b>\$71,287.97</b>
		<b>Current Replacement Cost</b>	<b>Current Reserves</b>	<b>Service Life (Yr)</b>	<b>Years Left</b>	<b>Unreserved Amount</b>	<b>Monthly Reserve to Fully Fund</b>	<b>2025 Budgeted Amt</b>

# LAKE CONLEY MOBILE HOME PARK CONDO PERCENTAGES & FEES

**2025**

Unit #	Percentage	Annual Per Yr	Monthly/Unit	# Units	Total Monthly
93&96	0.003304	\$760.40	\$63.37	2	\$126.73
87-92 97-102 205-213 216-224	0.003305	\$760.63	\$63.39	30	\$1,901.59
81-86 103-108 111-123 126-138 145-153 156-164 171-183 186-198 201-204 205-228 231-243 246-258 261-273 276-288	0.003306	\$760.86	\$63.41	142	\$9,003.57
78 141-144 165-168	0.003307	\$761.09	\$63.42	15	\$951.37
75-77	0.003308	\$761.33	\$63.44	3	\$190.33
73-74	0.003309	\$761.56	\$63.46	2	\$126.93
70-72	0.00331	\$761.79	\$63.48	3	\$190.45
68	0.003475	\$799.76	\$66.65	1	\$66.65
67	0.00348	\$800.91	\$66.74	1	\$66.74
66 & 79	0.003486	\$802.29	\$66.86	2	\$133.72
65	0.003491	\$803.44	\$66.95	1	\$66.95
69	0.003495	\$804.36	\$67.03	1	\$67.03
64	0.003496	\$804.59	\$67.05	1	\$67.05
63	0.003502	\$805.97	\$67.16	1	\$67.16
62	0.003507	\$807.12	\$67.26	1	\$67.26
61	0.003513	\$808.51	\$67.38	1	\$67.38
60	0.003518	\$809.66	\$67.47	1	\$67.47
59	0.003524	\$811.04	\$67.59	1	\$67.59
58	0.003529	\$812.19	\$67.68	1	\$67.68
57	0.003534	\$813.34	\$67.78	1	\$67.78
56	0.00354	\$814.72	\$67.89	1	\$67.89
55	0.003545	\$815.87	\$67.99	1	\$67.99
54	0.003551	\$817.25	\$68.10	1	\$68.10
94	0.003555	\$818.17	\$68.18	1	\$68.18
53	0.003556	\$818.40	\$68.20	1	\$68.20
229	0.003558	\$818.86	\$68.24	1	\$68.24
95, 109 139, 199	0.00359	\$826.23	\$68.85	4	\$275.41
124, 259 289	0.00356	\$819.32	\$68.28	3	\$204.83
169	0.003561	\$819.55	\$68.30	1	\$68.30
52, 154	0.003562	\$819.78	\$68.32	2	\$136.63

(1)

## 2025 LCMHP Percentages & Fees

110, 170 200	0.003563	\$820.01	\$68.33	3	\$205.00
-----------------	----------	----------	---------	---	----------

80, 125 230	0.003564	\$820.24	\$68.35	3	\$205.06
184, 260	0.003565	\$820.47	\$68.37	2	\$136.75
140, 155	0.003566	\$820.70	\$68.39	2	\$136.78
51, 214	0.003567	\$820.93	\$68.41	2	\$136.82
185	0.003569	\$821.39	\$68.45	1	\$68.45
215, 244	0.003572	\$822.08	\$68.51	2	\$137.01
50	0.003573	\$822.31	\$68.53	1	\$68.53
274	0.003575	\$822.77	\$68.56	1	\$68.56
245	0.003577	\$823.23	\$68.60	1	\$68.60
49	0.003578	\$823.46	\$68.62	1	\$68.62
275	0.003579	\$823.69	\$68.64	1	\$68.64
48	0.003584	\$824.85	\$68.74	1	\$68.74
47	0.003589	\$826.00	\$68.83	1	\$68.83
1-2	0.003739	\$860.52	\$71.71	2	\$143.42
3-5	0.00374	\$860.75	\$71.73	2	\$143.46
6-7	0.003741	\$860.98	\$71.75	2	\$143.50
8-10	0.003742	\$861.21	\$71.77	2	\$143.53
11-13	0.003743	\$861.44	\$71.79	2	\$143.57
14-15	0.003744	\$861.67	\$71.81	2	\$143.61
16-18	0.003745	\$861.90	\$71.82	2	\$143.65
19-21	0.003746	\$862.13	\$71.84	2	\$143.69
22-23	0.003747	\$862.36	\$71.86	2	\$143.73
24-26	0.003748	\$862.59	\$71.88	2	\$143.76
27	0.003749	\$862.82	\$71.90	1	\$71.90
28	0.003796	\$873.64	\$72.80	1	\$72.80
29	0.004268	\$982.27	\$81.86	1	\$81.86
30	0.004274	\$983.65	\$81.97	1	\$81.97
31	0.00428	\$985.03	\$82.09	1	\$82.09
32	0.004286	\$986.41	\$82.20	1	\$82.20
33	0.004291	\$987.56	\$82.30	1	\$82.30
34	0.004297	\$988.94	\$82.41	1	\$82.41
35	0.004303	\$990.32	\$82.53	1	\$82.53
36	0.004309	\$991.70	\$82.64	1	\$82.64
37	0.004315	\$993.08	\$82.76	1	\$82.76
38	0.00432	\$994.23	\$82.85	1	\$82.85
39	0.004326	\$995.61	\$82.97	1	\$82.97
40	0.004332	\$997.00	\$83.08	1	\$83.08
41	0.004338	\$998.38	\$83.20	1	\$83.20
42	0.004344	\$999.76	\$83.31	1	\$83.31
43	0.00435	\$1,001.14	\$83.43	1	\$83.43
44	0.004355	\$1,002.29	\$83.52	1	\$83.52
45	0.00483	\$1,111.61	\$92.63	1	\$92.63
46	0.005371	\$1,236.12	\$103.01	1	\$103.01