

LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.

NOTICE OF 2027 BUDGET ADOPTION MEETING

To All LAKE CONLEY MOBILE HOME PARK CONDOMINIUM ASSN., INC. Members,

**The BUDGET MEETING of LAKE CONLEY MOBILE HOME PARK CONDOMINIUM
ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:**

- **DATE / TIME:** Monday, November 9, 2026 at 7:00 PM
- **LOCATION:** Lake Conley Clubhouse
2020 Kahala Drive
Holiday, FL 34691
- This Board Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

Agenda items are as follows:

1. **Call to Order**
2. Pledge of Allegiance
3. Appoint Chairperson of the Meeting
4. Certify Quorum of the Board and Membership
5. Proof of Notice of the Meeting
6. In Person Vote to Roll Over Excess Funds
7. Board Approval of the 2027 Annual Budget
8. **Adjournment**

Mailed: October 9, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

**Board of Directors Meeting to follow immediately after Budget Meeting.
Agenda to be posted at a later date.**

Lake Conley Mobile Home Park
289 Mobile Units + 60 RV Units = 349 Units
January 1, 2027- December 31, 2027 Proposed Budget

Acct	Description	2026 Annual Budget	2027 Annual Budget	2027 Annual Monthly Budget
4010	Unit Maintenance Fees	\$230,146.65	\$253,869.62	\$21,155.80
4300	RV Lot Income	\$17,280.00	\$17,280.00	\$1,440.00
	Total Revenue	\$247,426.65	\$271,149.62	\$22,595.80

Acct	OPERATING EXPENSES			
5010	Copies/Printing/Supplies	\$5,000.00	\$7,000.00	\$583.33
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	\$6,000.00	\$500.00
5040	Website EMR	\$2,000.00	\$2,000.00	\$166.67
5200	Fert/Pest Control	\$1,200.00	\$3,000.00	\$250.00
5300	Insurance General	\$20,000.00	\$29,000.00	\$2,416.67
5310	Insurance Workers Comp	\$600.00	\$600.00	\$50.00
5400	Lawn Service (monthly)	\$9,000.00	\$8,000.00	\$666.67
5410	Tree Trimming	\$800.00	\$800.00	\$66.67
5600	Annual Report	\$80.00	\$100.00	\$8.33
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	\$8,000.00	\$666.67
5910	CPA Services / Audit	\$400.00	\$700.00	\$58.33
5915	Property Taxes	\$900.00	\$1,700.00	\$141.67
5920	Income Taxes	\$325.00	\$1,800.00	\$150.00
5950	Bad Debt Expense	\$400.00	\$100.00	\$8.33
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	\$3,200.00	\$266.67
6135	Security Guard	\$500.00	\$0.00	\$0.00
6170	Janitorial	\$7,500.00	\$7,500.00	\$625.00
6175	Clubhouse - Supplies	\$300.00	\$300.00	\$25.00
6200	Pool	\$6,000.00	\$9,600.00	\$800.00
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	\$0.00	\$0.00
7001	Electric	\$28,000.00	\$30,000.00	\$2,500.00
7002	Water/Sewer/Trash	\$4,500.00	\$4,700.00	\$391.67
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	\$31.48	\$2.62
	Total Operating Expenses	\$173,328.88	\$196,211.48	\$16,350.96

2027 RESERVE FUNDING

9010	Reserves - Painting Clubhouse	\$2,452.32	\$0.00	\$0.00
9020	Reserves - Paving, Sealing & Repair	\$45,021.58	\$45,021.58	\$3,751.80
9025	Reserves - AC	\$0.00	\$8,321.50	\$693.46

9030	Reserves - Security and Bldg/Entry Gate	\$2,872.04	\$2,872.04	\$239.34
9035	Reserves - Clubhouse Floor	\$760.41	\$777.53	\$64.79
9040	Reserves - Clubhouse Roof	\$3,784.66	\$3,654.15	\$304.51
9045	Reserves - Clubhouse Furniture	\$1,362.24	\$1,086.62	\$90.55
9050	Reserves - Storm Sewers (6)	\$848.46	\$0.00	\$0.00
9055	Reserves - RV Lot Improvements	\$2,000.00	\$0.00	\$0.00
9060	Reserves - Shuffleboard	\$0.00	\$0.00	\$0.00
9070	Reserves - Pier/Dock/Seawall	\$1,465.49	\$732.78	\$61.07
9080	Reserves - Pool	\$4,688.83	\$3,856.01	\$321.33
9085	Reserves - Pool Deck	\$1,620.45	\$1,296.35	\$108.03
9090	Reserves - Pool Pump Housing Area	\$817.91	\$3,964.79	\$330.40
9095	Reserves - Pool Solar Heating	\$1,504.34	\$1,128.27	\$94.02
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	\$993.36	\$82.78
9160	Reserves - Electronic Sign	\$1,018.73	\$1,233.16	\$102.76
9300	Prepaid Maint Fees	\$0.00	\$0.00	\$0.00
9310	Reserves - Interest	\$0.00	\$0.00	\$0.00
Total Reserves		\$71,217.47	\$74,938.14	\$6,244.84
TOTAL EXPENSES		\$244,546.35	\$271,149.62	\$22,595.80

Lake Conley MHP

Reserve Analysis 1/1/2027

		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	\$14,583.00	0	0	\$0.00	\$0.00	\$0.00
20-2020-00-00	Reserves - Paving, Sealing & Repair	\$675,323.72	\$90,043.16	15	13	\$585,280.56	\$3,751.80	\$45,021.58
20-2025-00-00	Reserves - A/C	\$60,000.00	\$18,392.48	15	5	\$41,607.52	\$693.46	\$8,321.50
20-2030-00-00	Reserves - Security Bldg/Entry Gate	\$37,000.00	\$22,639.81	10	5	\$14,360.19	\$239.34	\$2,872.04
20-2035-00-00	Reserves - Clubhouse Floor	\$12,000.00	\$337.00	15	15	\$11,663.00	\$64.79	\$777.53
20-2040-00-00	Reserves - Clubhouse Roof	\$142,392.00	\$36,421.67	35	29	\$105,970.33	\$304.51	\$3,654.15
20-2045-00-00	Reserves - Clubhouse Furniture	\$10,866.24	\$10,866.24	10	1	\$1,086.62	\$90.55	\$1,086.62
20-2050-00-00	Reserves - Storm Sewers (6)	\$105,757.76	\$105,757.76	0	0	\$0.00	\$0.00	\$0.00
20-2055-00-00	Reserves- RV Lot Improvements	\$29,000.00	\$29,000.00	0	0	\$0.00	\$0.00	\$0.00
20-2060-00-00	Reserves - Shuffleboard	\$8,000.00	\$21,625.80	0	0	\$0.00	\$0.00	\$0.00
20-2070-00-00	Reserves - Pier/Dock/Seawall	\$15,000.00	\$13,534.45	10	2	\$1,465.55	\$61.06	\$732.78
20-2080-00-00	Reserves - Pool	\$81,627.00	\$23,786.92	15	15	\$57,840.08	\$321.33	\$3,856.01
20-2085-00-00	Reserves - Pool Deck	\$35,000.00	\$28,518.24	20	5	\$6,481.76	\$108.03	\$1,296.35
20-2090-00-00	Reserves - Pool Pump Housing Area	\$36,381.23	\$12,592.48	15	6	\$23,788.75	\$330.40	\$3,964.79
20-2095-00-00	Reserves - Pool Solar Heating	\$15,361.01	\$10,847.95	10	4	\$4,513.06	\$94.02	\$1,128.27
20-2100-00-00	Reserves - Deferred Maintenance	\$0.00	\$52,529.82	1	1	\$0.00	\$0.00	\$0.00
20-2110-00-00	Reserves - Office Equipment	\$4,536.00	\$4,536.01	0	0	\$0.00	\$0.00	\$0.00
20-2130-00-00	Reserves - Fences	\$20,000.00	\$7,086.27	20	13	\$12,913.73	\$82.78	\$993.36
20-2160-00-00	Reserves - Electronic Sign	\$8,835.00	\$6,368.67	8	2	\$2,466.33	\$102.76	\$1,233.17
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
	Totals	\$1,311,662.96	\$509,467.73			\$869,437.48	\$6,244.85	\$74,938.14
		Current Replacement Cost	Current Reserves	Service Life (Yr)	Years Left	Unreserved Amount	Monthly Reserve to Fully Fund	2027 Budgeted Amt

LAKE CONLEY MOBILE HOME PARK CONDO PERCENTAGES & FEES

2027

Unit #	Percentage	Annual Per Yr	Monthly/Unit	# Units	Total Monthly
93&96	0.003304	\$838.68	\$69.89	2	\$139.78
87-92 97-102 205-213 216-224	0.003305	\$838.94	\$69.91	30	\$2,097.34
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	\$839.19	\$69.93	142	\$9,930.40
78 141-144 165-168	0.003307	\$839.44	\$69.95	9	\$629.58
75-77	0.003308	\$839.70	\$69.97	3	\$209.92
73-74	0.003309	\$839.95	\$70.00	2	\$139.99
70-72	0.00331	\$840.20	\$70.02	3	\$210.05
68	0.003475	\$882.09	\$73.51	1	\$73.51
67	0.00348	\$883.36	\$73.61	1	\$73.61
66 & 79	0.003486	\$884.88	\$73.74	2	\$147.48
65	0.003491	\$886.15	\$73.85	1	\$73.85
69	0.003495	\$887.16	\$73.93	1	\$73.93
64	0.003496	\$887.42	\$73.95	1	\$73.95
63	0.003502	\$888.94	\$74.08	1	\$74.08
62	0.003507	\$890.21	\$74.18	1	\$74.18
61	0.003513	\$891.73	\$74.31	1	\$74.31
60	0.003518	\$893.00	\$74.42	1	\$74.42
59	0.003524	\$894.53	\$74.54	1	\$74.54
58	0.003529	\$895.79	\$74.65	1	\$74.65
57	0.003534	\$897.06	\$74.76	1	\$74.76
56	0.00354	\$898.59	\$74.88	1	\$74.88
55	0.003545	\$899.86	\$74.99	1	\$74.99
54	0.003551	\$901.38	\$75.11	1	\$75.11
94	0.003555	\$902.39	\$75.20	1	\$75.20
53	0.003556	\$902.65	\$75.22	1	\$75.22
229	0.003558	\$903.16	\$75.26	1	\$75.26
95, 109 139, 199	0.00359	\$911.28	\$75.94	4	\$303.76
124, 259 289	0.00356	\$903.66	\$75.31	3	\$225.92
169	0.003561	\$903.92	\$75.33	1	\$75.33
52, 154	0.003562	\$904.17	\$75.35	2	\$150.70

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2027 LCMHP Percentages & Fees

110,170,200	0.003563	\$904.43	\$75.37	3	\$226.11
80,125,230	0.003564	\$904.68	\$75.39	3	\$226.17
184,260	0.003565	\$904.93	\$75.41	2	\$150.82

140,155	0.003566	\$905.19	\$75.43	2	\$150.86
51,214	0.003567	\$905.44	\$75.45	2	\$150.91
185	0.003569	\$905.95	\$75.50	1	\$75.50
215,244	0.003572	\$906.71	\$75.56	2	\$151.12
50	0.003573	\$906.96	\$75.58	1	\$75.58
274	0.003575	\$907.47	\$75.62	1	\$75.62
245	0.003577	\$907.98	\$75.66	1	\$75.66
49	0.003578	\$908.23	\$75.69	1	\$75.69
275	0.003579	\$908.49	\$75.71	1	\$75.71
48	0.003584	\$909.76	\$75.81	1	\$75.81
47	0.003589	\$911.03	\$75.92	1	\$75.92
1,2	0.003739	\$949.10	\$79.09	2	\$158.18
3,4,5	0.00374	\$949.35	\$79.11	3	\$237.34
6,7	0.003741	\$949.61	\$79.13	2	\$158.27
8,9,10	0.003742	\$949.86	\$79.16	3	\$237.47
11,12,13	0.003743	\$950.12	\$79.18	3	\$237.53
14,15	0.003744	\$950.37	\$79.20	2	\$158.39
16,17,18	0.003745	\$950.62	\$79.22	3	\$237.66
19,20,21	0.003746	\$950.88	\$79.24	3	\$237.72
22,23	0.003747	\$951.13	\$79.26	2	\$158.52
24,25,26	0.003748	\$951.39	\$79.28	3	\$237.85
27	0.003749	\$951.64	\$79.30	1	\$79.30
28	0.003796	\$963.57	\$80.30	1	\$80.30
29	0.004268	\$1,083.38	\$90.28	1	\$90.28
30	0.004274	\$1,084.90	\$90.41	1	\$90.41
31	0.00428	\$1,086.43	\$90.54	1	\$90.54
32	0.004286	\$1,087.95	\$90.66	1	\$90.66
33	0.004291	\$1,089.22	\$90.77	1	\$90.77
34	0.004297	\$1,090.74	\$90.90	1	\$90.90
35	0.004303	\$1,092.27	\$91.02	1	\$91.02
36	0.004309	\$1,093.79	\$91.15	1	\$91.15
37	0.004315	\$1,095.31	\$91.28	1	\$91.28
38	0.00432	\$1,096.58	\$91.38	1	\$91.38
39	0.004326	\$1,098.10	\$91.51	1	\$91.51
40	0.004332	\$1,099.63	\$91.64	1	\$91.64
41	0.004338	\$1,101.15	\$91.76	1	\$91.76
42	0.004344	\$1,102.67	\$91.89	1	\$91.89
43	0.00435	\$1,104.20	\$92.02	1	\$92.02
44	0.004355	\$1,105.47	\$92.12	1	\$92.12
45	0.00483	\$1,226.04	\$102.17	1	\$102.17
46	0.005371	\$1,363.36	\$113.61	1	\$113.61