LAKESIDE CONDOMINIUM ASSOCIATION INC

2026 BUDGET

Radified 11/7/2025

60 Units

	2025 BUDGET	2025 9 MONTH ACTUAL	2026 BUDGET	2026 QUARTERLY COST PER UNIT
INCOME				
MAINTENANCE FEES- OP	$170,131.07	$171,355.50	$186,930.00	$778.88
MAINTENANCE FEES- RESERVES	$21,000.00	$14,342.77	$26,670.00	$111.13
LATE FEES/INTEREST	$0.00	$86.47	$0.00	
OTHER INCOME	$0.00	$200.00	$0.00	
RESERVE INTEREST	$0.00	$1,730.81	$0.00	$0.00
S/A INCOME	$0.00	$0.00	$0.00	$0.00
TOTAL INCOME	**$191,131.07**	**$187,715.55**	**$213,600.00**	**$890.00**
EXPENSE				
ADMINISTRATION				
ACCOUNTING SERVICES	$1,475.00	$2,350.00	$275.00	$1.15
BILL.COM TRANSACTION FEES	$0.00	$68.54	$189.60	$0.79
CONTINGENCY	$4,819.47	$371.65	$712.00	$2.97
LEGAL FEES	$800.00	$1,764.00	$300.00	$1.25
CORPORATE FILING FEE	$301.25	$301.25	$301.25	$1.26
IRS TAXES PAID				$0.00
MANAGEMENT FEES	$14,634.24	$13,736.69	$15,345.13	$63.94
OFFICE EXPENSE	$141.42	$93.84	$100.00	$0.42
TOTAL ADMIN. EXPENSES	**$22,171.38**	**$18,685.97**	**$17,222.98**	**$71.76**
BUILDING				
FIRE SYSTEMS MAINTENANCE	$4,919.09	$7,859.01	$8,251.96	$34.38
PEST CONTROL-EXTERIOR	$870.14	$844.80	$1,304.80	$5.44
PRESSURE WASHING	$3,656.50	$1,350.00	$3,400.00	$14.17
REPAIR & MAINTENANCE	$3,429.28	$832.59	$3,400.00	$14.17
TOTAL BUILDING	**$12,875.01**	**$10,886.40**	**$16,356.76**	**$68.15**
INSURANCE				
INSURANCE EXPENSE	$90,731.60	$78,947.92	$99,804.76	$415.85
APPRAISAL-NEW	$0.00	$0.00	$420.00	$1.75
TOTAL INSURANCE	**$90,731.60**	**$78,947.92**	**$100,224.76**	**$417.60**
RESERVE EXPENSES				
MAINTENANCE FEES- RESERVES	$21,000.00	$14,342.77	$26,670.00	$111.13
RESERVE INTEREST	$0.00	$1,730.81	$0.00	$0.00
S/A EXPENSE	$0.00	$0.00	$0.00	$0.00
TOTAL RESERVES	**$21,000.00**	**$16,073.58**	**$26,670.00**	**$111.13**

UTILITIES				
ELECTRICITY	$1,832.07	$1,616.17	$2,125.00	$8.85
TRASH REMOVAL	$12,623.53	$10,685.76	$14,000.49	$58.34
WATER/SEWER	$29,897.48	$29,008.70	$37,000.00	$154.17
TOTAL UTILITIES	**$44,353.08**	**$41,310.63**	**$53,125.49**	**$221.36**
TOTAL EXPENSE	**$191,131.07**	**$165,904.50**	**$213,600.00**	**$890.00**
PROFIT/(LOSS)	$0.00	$21,811.05	$0.00	$0.00

COST PER UNIT		**Units**	**QUARTERLY**	**ANNUALLY**
2024		0.016667	$796.38	$3,185.52
2025		0.016667	$890.00	$3,560.00
2026		0.016667	$890.00	$3,560.00