LAS OLAS MANOR				
2026 APPROVED BUDGET				
Account	**2025 Budget**	**2026 Budget (Combined)**	**2026 Budget (1280)**	**2026 Budget (1212)**
Income				
Income				
Association Income	203,800	202,944	57,984	144,960
Total Income	**203,800**	**202,944**	**57,984**	**144,960**
FEES			0	0
Application Fee Income	500	500	143	357
Late Fee	400	300	86	214
Pool & Gate Key	0	100	29	71
Total FEES	**900**	900	**257**	**643**
Other Income			0	0
Laundry Income	2,000	1,400	400	1,000
Miscellaneous Income	1,000	0	0	0
Total Other Income	**2,100**	1,400	**400**	**1,000**
Total Operating Income	**206,800**	**205,244**	**58,641**	**146,603**
Expense			0	0
REPAIRS AND MAINTENANCE			0	0
Appliance Repair		500	143	357
Janitorial Supplies	340	200	57	143
Irrigation Repairs and Maintenance	540	1,140	326	814
Elevator Service	4,500	7,294		7,294
Pool Repair & Supplies	1,200	700	200	500
Pool Service Expense	5,320	4,560	1,303	3,257
Janitorial Expense	1,320	1,300	371	929
Lawn Service	8,400	8,400	2,400	6,000
Tree Trimming and Maintenance	1,200	1,200	343	857
Pest Control Expense	2,500	2,300	657	1,643
Pest Control - Termite Dry Wood	2,571	2,600	743	1,857
Pest Control - Subterranean		784	224	560
Locksmith Expenses	200	200	57	143
Roof Warranty	0	3,600	1,029	2,571
Repairs and Maintenance	6,100	7,500	2,143	5,357
Total REPAIRS AND MAINTENANCE	**25,671**	**42,278**	**12,079**	**30,199**
INSURANCE			0	0
Property Insurance	90,000	90,000	25,714	64,286
Total INSURANCE	**64,286**	**90,000**	**25,714**	**64,286**
LEGAL AND OTHER PROFESSIONAL FEES				
Legal	4,200	3,000	857	2,143
SIRS Building Inspections-SVC	6,450	0	0	0
Licenses and Fees	700	600	171	429
Accounting/Audit Fees	800	800	229	571
Division of Condominium Fee	0	0	0	0
Total LEGAL AND OTHER PROFESSIONAL FEES	**12,150**	**4,400**	1,257	3,143
MANAGEMENT FEES			0	0
Management fees	21,600	22,800	6,514	16,286
Total MANAGEMENT FEES	**21,600**	**22,800**	**6,514**	**16,286**
OTHER EXPENSE			0	0

Miscellaneous Expense	300	310	89	221
Total OTHER EXPENSE	**214**	**310**	**89**	**221**
OFFICE EXPENSE			0	0
Office Expense	420	420	120	300
Supplies	120	120	34	86
Postage and Freight	280	280	80	200
Total OFFICE EXPENSE	**820**	**820**	**234**	**586**
REPAIRS			0	0
Fire Equipment Repairs	0	1,800	514	1,286
Electrical Repairs	900	1,000	286	714
Plumbing	1,980	2,000	571	1,429
Total REPAIRS	**2,880**	**4,800**	**1,371**	**3,429**
UTILITIES			0	0
Electricity	3,000	3,300	943	2,357
Gas	200	280	80	200
Water and Sewer	24,000	26,000	7,429	18,571
Garbage and Recycling	8,400	5,016	1,433	3,583
Telephone/Internet	2,750	2,740	783	1,957
Total UTILITIES	**38,350**	**37,336**	**10,667**	**26,669**
OTHER			0	0
Background Screening	500	500	143	357
Financing Fee	2,500	2,000	571	1,429
Total OTHER	**3,000**	**2,500**	**714**	**1,786**
Total CAPITAL EXPENSES	0	0	0	0
Total Operating Expense	**149,346**	**205,244**	**58,641**	**146,603**
			0	0
Total Operating Income	$ 148,285.72	$ 205,244.00	$ 58,641.14	$ 146,602.86
Total Operating Expense	$ 149,346.46	$ 205,244.00	$ 58,641.14	$ 146,602.86
NOI - Net Operating Income	$ (1,060.74)	$ -	$ -	$ -
Reserve			**1280**	**1212**
Reserve Funding SIRS			5,415	18,053
Reserve Funding N Sirs			955	4,514
Reserve Funding General			2,173	4,073
2026 Total Reseve Funding			8,544	26,640
Reserve Income			8,544	26,640
Reserve Expense			8,544	26,640
Total Income			**$ 67,185.14**	**$ 173,242.86**
Total Expense			**$ 67,185.14**	**$ 173,242.86**

	2025		**2026**	
	1280	**1212**	**1280**	**1212**
Total Monthly Dues	607	607	$ 604.00	$ 604.00
Total Monthly Reserves	86	108	$ 89.00	$ 111.00
Total Monthly Payment	**$ 693.00**	**$ 715.00**	**$ 693.00**	**$ 715.00**