

Kings Lake Condominium Association						
Approved Budget from January 1st 2026- December 31st 2026						
With Reserves based on 202 units						
<u>INCOME</u>	<u>NUMBER</u>		<u>ANNUAL</u> <u>BUDGET 2025</u>	<u>MONTHLY</u> <u>BUDGET 2025</u>	<u>MONTHLY</u> <u>BUDGET 2026</u>	<u>ANNUAL</u> <u>BUDGET 2026</u>
	05010	ASSESSTMENTS - GENERAL	\$ 1,089,012.00	\$ 90,751.00	\$ 90,751.00	\$ 1,089,012.00
	05010	RESERVES- GENERAL	\$ 110,000.00	\$ 9,166.67	\$ 9,166.67	\$ 110,000.00
	05060	ASSESS ACCRUES INTEREST	\$ -	\$ -	\$ 125.00	\$ 1,500.00
	05061	MISC.	\$ -	\$ -	\$ -	\$ -
	05062	LATE FEES	\$ -	\$ -	\$ 125.00	\$ 1,500.00
				\$ -	\$ -	
		INCOME TOTAL	\$ 1,199,012.00	\$ 99,917.67	\$ 100,167.67	\$ 1,202,012.00
					\$ -	
<u>ADMINISTRATIVE EXPENSES</u>					\$ -	
	06010	ACCOUNTING FEES CPA	\$ 10,500.00	\$ 875.00	\$ 875.00	\$ 10,500.00
	06020	BAD DEBTS	\$ 10,000.00	\$ 833.33	\$ 989.20	\$ 11,870.40
	06030	BANK CHARGES	\$ 200.00	\$ 16.67	\$ 15.00	\$ 180.00
	06070	LEGAL FEES- PROFESSIONAL SERVICES	\$ 13,000.00	\$ 1,083.33	\$ 416.67	\$ 5,000.00
	06080	ANNUAL CONDO FEES	\$ 808.00	\$ 67.33	\$ 67.33	\$ 808.00
	06335	LICENSES /TAXES PERMITS	\$ 2,500.00	\$ 208.33	\$ 208.33	\$ 2,500.00
	06340	CORPORATE ANNUAL REP	\$ 62.00	\$ 5.17	\$ 5.17	\$ 62.00
	06342	OFFICE SUPPLIES	\$ 5,000.00	\$ 416.67	\$ 41.67	\$ 500.00
	06350	PRINTING AND POSTAGE	\$ 2,500.00	\$ 208.33	\$ 166.67	\$ 2,000.00
	06360	MISC ADMIN FEES	\$ 1,500.00	\$ 125.00	\$ -	\$ -
	06370	SOFTWARE	\$ -	\$ -	\$ 50.00	\$ 600.00
				\$ -	\$ -	
		ADMINITRATIVE EXPENSE TOTAL	\$ 46,070.00	\$ 3,839.17	\$ 2,835.03	\$ 34,020.40
					\$ -	
<u>CONTRACTS</u>	06910	FIRE PREVENTION /ALAM MONITORING	\$ 10,000.00	\$ 833.33	\$ 720.00	\$ 8,640.00
	06930	FIRE INSPECTIONS	\$ 10,000.00	\$ 833.33	\$ 150.00	\$ 1,800.00
	06950	JANITORIAL SERVICE	\$ -	\$ -	\$ 8,185.00	\$ 98,220.00
	06955	LAWN MAINTENANCE	\$ 26,000.00	\$ 2,166.67	\$ 1,280.00	\$ 15,360.00
	06970	MANAGEMENT SERVICES	\$ 30,500.00	\$ 2,541.67	\$ 6,667.00	\$ 80,004.00
	06980	PEST CONTROL	\$ 8,000.00	\$ 666.67	\$ 1,000.00	\$ 12,000.00
	06981	POOL /SPA CONTRACT	\$ 6,000.00	\$ 500.00	\$ 500.00	\$ 6,000.00
	06982	SECURITY GUARD	\$ 80,000.00	\$ 6,666.67	\$ 6,562.22	\$ 78,746.65
	06983	TRASH REMOVAL	\$ 35,000.00	\$ 2,916.67	\$ 4,116.74	\$ 49,400.88
	06984	SALARIES STAFF	\$ 155,000.00	\$ 12,916.67	\$ -	\$ -
				\$ -	\$ -	
		CONTRACT MAINTENANCE EXPENSE TOT	\$ 360,500.00	\$ 30,041.67	\$ 29,180.96	\$ 350,171.53
					\$ -	
<u>UTILITIES</u>	07500	ELECTRICITY	\$ 18,000.00	\$ 1,500.00	\$ 1,083.33	\$ 13,000.00

	07520	WATER & SEWER	\$ 10,000.00	\$ 833.33	\$ 250.00	\$ 3,000.00
	07550	TELEPHONE	\$ 4,000.00	\$ 333.33	\$ 339.17	\$ 4,070.04
				\$ -	\$ -	
		UTILITY EXPENSE TOTAL	\$ 32,000.00	\$ 2,666.67	\$ 1,672.50	\$ 20,070.04
					\$ -	
INSURANCES					\$ -	
	08000	PROPERTY INSURANCE	\$ 567,142.00	\$ 47,261.83	\$ 43,430.87	\$ 521,170.43
		INSURANCE EXPENSE TOTAL	\$ 567,142.00	\$ 47,261.83	\$ 43,430.87	\$ 521,170.43
					\$ -	
REPAIRS / MAINTENANCE					\$ -	
	07070	R&M-BULDING	\$ 20,000.00	\$ 1,666.67	\$ 1,689.97	\$ 20,279.60
	07110	R&M-ELECTRICAL	\$ 10,000.00	\$ 833.33	\$ 833.33	\$ 10,000.00
	07122	R&M-FIRE ALARM	\$ 7,000.00	\$ 583.33	\$ 416.67	\$ 5,000.00
	07160	R&M-PLUMBING	\$ 8,000.00	\$ 666.67	\$ 416.67	\$ 5,000.00
	07162	R&M-POOL	\$ 3,000.00	\$ 250.00	\$ 1,250.00	\$ 15,000.00
	07175	R&M-ROOFL	\$ 10,000.00	\$ 833.33	\$ 666.67	\$ 8,000.00
	07187	ILEGAL DUMPING REMOVAL	\$ 1,800.00	\$ 150.00	\$ 150.00	\$ 1,800.00
	07355	LANDSCAPING EXTRAS	\$ 2,000.00	\$ 166.67	\$ 166.67	\$ 2,000.00
	07356	TREE TRIM /REPLACE	\$ 8,000.00	\$ 666.67	\$ 666.67	\$ 8,000.00
	07357	JANITORIAL / MAINT. SUPPLIES	\$ 6,000.00	\$ 500.00	\$ 375.00	\$ 4,500.00
	07358	CONTINGENCY	\$ 7,500.00	\$ 625.00	\$ 583.33	\$ 7,000.00
	07358	ROOF REPLACEMNET PROJECT	\$ -		\$ 6,666.67	\$ 80,000.00
		REPAIRS / MAINTENANCE EXPENSE TOTAL	\$ 83,300.00	\$ 6,941.67	\$ 13,881.63	\$ 166,579.60
				\$ -	\$ -	
		RESERVE EXPENSE TOTAL	\$ 110,000.00	\$ 9,166.67	\$ 9,166.67	\$ 110,000.00
				\$ -	\$ -	
		TOTAL ALL EXPENSES	\$ 1,199,012.00	\$ 99,917.67	\$ 100,167.67	\$ 1,202,012.00
Maintenance Fee Amount						
Annually	\$5,935.70					
Monthly Fee	\$494.64					