CONDO ASSOCIATION OF LAKESIDE VILLAGE CONSOLIDATED INCOME AND EXPENSES YEAR ENDING 4/30/22 THRU 4/30/25 (ESTIMATED)

INCOME	Year End 4/30/22	Year End 4/30/23	Year End 4/30/24	YTD 2/28/25	Proj. YE 4/30/25	CALCULATED BUDGET 25/26	PROPOSED BUDGET 25/26		
ASSESSMENT INCOME	$ 2,711,664.24	$ 2,743,680.20	$ 4,474,246.06	$ 4,248,626.75	$ 5,098,352.10	$ 7,680,816.85	$ 7,680,816.85	*	
SA BUDGET SHORTFALL-INSURANCE					$ -				
PRIOR YEAR SURPLUS				$ 31,816.70	$ 38,180.04	$ 73,778.00	$ 73,778.00	***HERE OR EXPENSES?	
APPLICATION FEE INCOME	$ 500.00	$ -	$ 2,550.00	$ 1,915.00	$ 2,298.00	$ 2,350.00	$ 2,350.00		
LATE FEE INCOME	$ 6,506.07	$ 5,600.19	$ 14,446.45	$ 12,469.65	$ 14,963.58	$ 15,650.00	$ 15,650.00		
NSF FEES	$ 35.00	$ 125.00	$ 39.28	$ -	$ -	$ -	$ -		
KEY INCOME	$ 514.08	$ 10.00	$ 1,865.00	$ 700.00	$ 840.00	$ 830.00	$ 830.00		
LAUNDRY INCOME	$ 80,355.00	$ 78,782.00	$ 102,295.00	$ 120,345.00	$ 144,414.00	$ 147,400.00	$ 147,400.00	***	
LEGAL INCOME			$ 1,983.64	$ -	$ -	$ -			
INTEREST INCOME	$ 193.25	$ 782.02	$ 2,737.95	$ 5,324.58	$ 6,389.50	$ 4,740.00	$ 4,740.00		
OWNER INTEREST INCOME	$ 4,269.42	$ 7,128.14	$ 2,665.23	$ 2,429.99	$ 2,915.99	$ 3,315.00	$ 3,315.00	***	
BAD DEBT RECOVERY	$ -	$ (170.29)	$ -	$ -	$ -	$ -			
PARKING INCOME	$ 3,660.00	$ 3,565.00	$ 1,576.00	$ 2,019.00	$ 2,422.80	$ 2,505.00	$ 2,505.00		
FINES	$ -	$ 15.00	$ -	$ -	$ -	$ -			
MISCELLANEOUS INCOME	$ 1,082.49	$ 27,495.24	$ 30,460.82	$ 34,483.00	$ 41,379.60	$ 42,235.00	$ 42,235.00		
RESALE/RENTAL INCOME					$ -	$ -	$ -		
HOMEOWNERS COMMON INCOME	$ 5,845.00	$ -	$ -	$ -	$ -	$ -			
INSURANCE PROCEEDS/SHORTFALL	$ 1,285,955.28	$ -	$ -	$ -	$ -	$ -			
SCREENING FEES	$ -	$ 6,710.58	$ 300.00	$ -	$ -	$ -			
BREEZELINE DOOR FEE	$ -	$ -	$ 31,311.90	$ 23,958.40	$ 28,750.08	$ 28,750.00	$ 28,750.00		
					$ -				
TOTAL REVENUE	**$ 4,100,579.83**	***$ 2,873,723.08***	***$ 4,666,477.33***	***$ 4,484,088.07***	***$ 5,380,905.68***	***$ 8,002,369.85***	***$ 8,002,369.85***		

COMMON EXPENSES	Year End 4/30/22	Year End 4/30/23	Year End 4/30/24	YTD 2/28/25	Proj. YE 4/30/25	CALCULATED BUDGET 25/26	PROPOSED BUDGET 25/26		
ELECTRIC - COMMON	$ 22,077.90	$ 30,967.04	$ 22,637.28	$ 21,035.12	$ 25,242.14	$ 25,999.00	$ 25,999		
WATER / SEWER - COMMON	$ 15,271.21	$ 698.38	$ 8,550.07	$ 10,314.00	$ 12,376.80	$ 12,748.00	$ 12,748		
TRASH REMOVAL	$ 19,380.02	$ 30,428.34	$ (3,179.79)	$ 19,043.25	$ 22,851.90	$ 23,766.00	$ 23,766		
COMCAST INTERNET - COMMON				$ 3,542.77	$ 4,251.32	$ 4,300.00	$ 4,300		
EXTERMINATING/PEST CONTROL			$ 31,045.64	$ 44,058.26	$ 52,869.91	$ 50,000.00	$ 50,000		
PRIOR YEAR SURPLUS (DEFICIT)				$ 23,541.70	$ 28,250.04	$ 98,904.00	$ 98,904	***HERE OR INCOME?	
BLDG R/M & SUPPLIES- COMMON	$ 55,465.61	$ 28,374.96	$ 16,871.88	$ 51,364.29	$ 61,637.15	$ 65,000.00	$ 65,000		
CONCRETE RESTORATION			$ 6,593.80		$ -	$ -	$ -		
ROOF MAINTENANCE-COMMON			$ 7,685.00	$ 515.60	$ 618.72	$ -	$ -		
ROOF REPLACEMENT-COMMON					$ -			NEED ESTIMATE	
SECURITY		$ 5,384.24	$ -		$ -	$ -	$ -		
PLUMBING REP. & MAINT.-COMMON			$ 749.85	$ 710.00	$ 852.00	$ 1,000.00	$ 1,000		
FIRE INSPECTION-COMMON			$ 169.60	$ 655.00	$ 786.00	$ 500.00	$ 500		
ACCOUNTING FEES	$ 18,725.00	$ 18,725.00	$ -	$ 25,375.00	$ 30,450.00	$ 14,125.00	$ 14,125.00		
LEGAL SERVICES	$ 15,350.16	$ 32,592.78	$ 50,235.52	$ 72,585.89	$ 87,103.07	$ 80,000.00	$ 80,000.00		
MANAGEMENT FEES	$ 75,017.00	$ 49,887.26	$ 78,717.87	$ 45,646.22	$ 54,775.46	$ 57,000.00	$ 57,000		
SECURITY ALARM & SERVICES			$ 13,457.09	$ 2,325.00	$ 2,790.00	$ 3,000.00	$ 3,000		
SALARIES &WAGES	$ 235,741.37	$ 253,215.80	$ 254,496.86	$ 299,627.88	$ 359,553.46	$ 394,000.00	$ 394,000		
OFFICE SUPPLIES & PRINTING	$ 34,951.14	$ 18,385.12	$ 23,599.30	$ 19,105.92	$ 22,927.10	$ 20,000.00	$ 20,000		
OFFICE EQUIPMENT CONTRACT	$ 9,230.44	$ 6,032.26	$ 11,317.59	$ 5,586.92	$ 6,704.30	$ 6,000.00	$ 6,000		
BANK CHARGES-COMMON		$ 510.29	$ 1,213.63	$ 83.74	$ 100.49	$ -	$ -		
CLOSING COST REC REFINANCE			$ -		$ -	$ -	$ -		
VNB LOAN INTEREST RECREATION		$ 92,413.27	$ -		$ -				
REC LOAN CLOSING COST			$ -		$ -	$ -	$ -		
LINE OF CREDIT ROOF INTEREST		$ 19,245.32			$ -	$ -	$ -		

6	ASSESMENT INCOME
7	SA BUDGET SHORTFALL-INSI
8	PRIOR YEAR SURPLUS
9	APPLICATION FEE INCOME
10	LATE FEE INCOME
11	NSF FEES
12	KEY INCOME
13	LAUNDRY INCOME
14	LEGAL INCOME
15	INTEREST INCOME
16	OWNER INTEREST INCOME
17	BAD DEBT RECOVERY
18	PARKING INCOME
19	FINES
20	MISCELANIOUS INCOME
21	RESALE/RENTAL INCOME
22	HOMEOWNERS COMMON I
23	INSURANCE PROCEEDS/SHC
24	SCREENING FEES

GREY CELLS INDICATE COMM
BLUE CELLS INDICATE QUES

EXPENSES

30	ELECTRIC - CONDOS
31	WATER / SEWER - CONDOS
32	TRASH REMOVAL
33	ELEVATOR TELEPHONE
34	EXTERMINATING / PEST CON
35	CABLE TV
36	PRIOR YEAR SURPLUS (DEFI
37	BLDG REPAIRS & MAINT - CC
38	INSURANCE SETTLEMENT
39	CONCRETE RESTORATION EX
40	ELEVATOR LICENSE/PERMITS
41	ELEVATOR MAINTENANCE
42	ROOF MAINTENANCE
43	SECURITY
44	PLUMBING REPAIR & MAINT
45	FIRE INSPECTION
46	ELEVATOR FIRE SYSTEM UPG
47	VNB LOAN INTEREST RECRE/
48	REC LOAN CLOSING COST
49	LINE OF CREDIT ROOF INTEF

INSURANCES (OVER ALL)	$ 487,939.53	$ 651,296.33	$ 1,699,560.43	$ 1,593,410.84	$ 1,912,093.01	$ 1,975,000.00	$ 1,975,000
LICENSES, TAXES,PERMITS	$ 2,247.54	$ 10,701.22	$ 5,193.76	$ 600.00	$ 720.00	$ 600.00	$ 600
EMPLOYEE HEALTH INSURANCE		$ 15,640.90	$ 3,000.87	$ -	$ -		$ -
BUS DRIVER		$ 6,704.00			$ -		$ -
BUS EXPENSE	$ 5,139.03	$ 885.21	$ -		$ -		$ -
RECREATION AREA EXPENSE	$ 24,427.58	$ 42,920.25	$ 12,459.23	$ 15,974.53	$ 19,169.44		$ -
Canopies					$ -	$ 5,000.00	$ 5,000
Pool Deck Furniture					$ -	$ 20,000.00	$ 20,000
AC Repair					$ -	$ 20,000.00	$ 20,000
Bocce					$ -	$ 1,000.00	$ 1,000
Gym Equipment					$ -		$ -
					$ -	$ -	$ -
RESERVE STUDY EXPENSE			$ -		$ -	$ -	$ -
SIRS/ MILESTONE STUDY EXPENSE					$ -	$ -	$ -
TELEPHONE	$ 8,601.54	$ 6,965.47	$ 213.85	$ 2,692.71	$ 3,231.25	$ 3,300.00	$ 3,300
JANITORIAL SERVICES-COMMON	$ 73,746.25	$ 72,259.55	$ 95,857.04	$ 77,736.03	$ 93,283.24	$ 95,000.00	$ 95,000
LANDSCAPE CONTRACT	$ 103,645.00	$ 97,600.00	$ 96,850.00	$ 89,000.00	$ 106,800.00	$ 115,000.00	$ 115,000
LANDSCAPE BEAUT/REPLACEMENT	$ 6,832.52	$ 17,426.05	$ 805.00	$ 3,455.00	$ 4,146.00	$ 10,000.00	$ 10,000
POOL CONTRACT	$ 8,761.00	$ 8,050.00	$ 5,609.43	$ 7,650.00	$ 9,180.00	$ 10,500.00	$ 10,500
POOL SUPPLIES/MAINT COMMON	$ 6,559.45	$ 7,530.93	$ 44,635.38	$ 15,470.59	$ 18,564.71	$ 15,000.00	$ 15,000
ANIMAL CONTROL	$ 1,052.50				$ -	$ -	$ -
GOLF CART R&M - REPLACEMENT	$ 14,559.34	$ 5,389.13	$ 4,078.95	$ 1,132.98	$ 1,359.58	$ 2,000.00	$ 2,000
TREE TRIMMING	$ 7,720.00	$ -	$ -	$ 20,800.00	$ 24,960.00	$ 15,000.00	$ 15,000
TREE REMOVAL		$ 9,500.00	$ -		$ -	$ 5,000.00	$ 5,000
PARKING EXPENSE	$ 484.00	$ 1,542.11	$ -		$ -	$ 1,200.00	$ 1,200
LAKE MAINTENANCE	$ 6,827.28	$ 4,200.00	$ 3,522.00	$ 3,141.00	$ 3,769.20	$ 4,700.00	$ 4,700
IRRIGATION REPAIRS & SUPPLIES	$ 24,502.96	$ 16,950.26	$ 9,340.34	$ 19,885.90	$ 23,863.08	$ 25,000.00	$ 25,000
LIGHT - COMMON AREA	$ -		$ -		$ -	$ -	$ -
RECREATION AREA PURCHASE	$ 156,749.01		$ -	$ 223,215.30	$ 267,858.36	$ 267,858.00	$ 267,858
STATE CONDO FEES	$ 3,064.00	$ 1,531.98	$ -	$ 3,064.00	$ 3,676.80		$ -
ASSOCIATION EXPENSES	$ 1,285,955.28			$ -	$ -		
					$ -		
TOTAL COMMON EXPENSES	**$ 2,730,023.66**	**$ 1,563,953.45**	**$ 2,505,287.47**	**$ 2,722,345.44**	**$ 3,266,814.53**	**$ 3,447,500.00**	**$ 3,447,500.00**

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CONDO EXPENSES	***Year End 4/30/22***	***Year End 4/30/23***	***Year End 4/30/24***	***YTD 2/28/2025***	***Proj. YE 4/30/25***	***CALCULATED BUDGET 25/26***	***PROPOSED BUDGET 25/26***	
ELECTRIC - CONDOS	$ 56,927.85	$ 57,086.78	$ 90,372.54	$ 51,441.74	$ 56,118.26	$ 63,583.00	$ 63,583.00	
WATER / SEWER - CONDOS	$ 390,056.47	$ 405,103.32	$ 436,272.21	$ 412,368.11	$ 449,856.12	$ 488,901.00	$ 488,901.00	
TRASH REMOVAL			$ -	$ -	$ -	$ -	$ -	
ELEVATOR TELEPHONE	$ 4,245.03	$ 6,682.19	$ 7,398.87	$ 7,880.75	$ 9,456.90	$ 10,900.00	$ 10,900.00	
EXTERMINATING/PEST CONTROL	$ 33,608.50	$ 33,900.44	$ -	$ 16,034.45	$ 19,241.34	$ -	$ -	
CABLE TV-CONDOS	$ 366,900.36	$ 331,549.53	$ 558,545.30	$ 499,030.42	$ 598,836.50	$ 625,515.60	$ 625,515.60	
PRIOR YEAR SURPLUS (DEFICIT)			$ -	$ 45,775.00	$ 54,930.00	$ 183,443.00	$ 183,443.00	
BLDG REPAIRS & MAINT - CONDOS	$ 44,267.75	$ 17,604.09	$ 120,961.14	$ 139,071.27	$ 166,885.52	$ 103,000.00	$ 103,000.00	
CONCRETE RESTORATION EXPENSE			$ -	$ 110,068.85	$ 132,082.62	$ 135,000.00	$ 135,000.00	condo 10 restoration $180K not added yet
ELEVATOR LICENSE/PERMITS		$ 19,650.00	$ 1,350.00	$ 325.00	$ 390.00	$ 350.00	$ 350.00	
ELEVATOR MAINTENANCE	$ 65,681.40	$ 70,286.90	$ 55,515.45	$ 52,783.91	$ 63,340.69	$ 64,900.00	$ 64,900.00	
ROOF MAINTENANCE-CONDOS	$ 9,934.57	$ 46,257.93	$ 5,850.03	$ 5,242.56	$ 6,291.07	$ -	$ -	
ROOF REPLACEMENT-CONDOS					$ -			estimates & funding source needed $3-$4M
SECURITY			$ -	$ 20,795.45	$ 24,954.54	$ 25,170.00	$ 25,170.00	*
PLUMBING REP & MAINT-CONDOS	$ 28,997.53	$ 39,984.99	$ 45,795.76	$ 26,049.00	$ 31,258.80	$ 28,800.00	$ 28,800.00	
FIRE INSPECTION-CONDOS	$ 9,398.03	$ 45,129.70	$ 500.00	$ 10,137.40	$ 12,164.88	$ 9,600.00	$ 9,600.00	
ELEVATOR FIRE SYSTEM UPGRADE		$ 62,423.17	$ 1,134.00	$ -	$ -	$ -	$ -	

50	LEGAL FEES - CONDOS
51	NSF/LEGAL TURNOVER FEES
52	RECREATION PURCHASES
53	SCREENING FEES
54	BUILDING SIGNAGE
55	STATE CONDO FEES
56	ASSOCIATION EXPENSES
57	LAUNDRY EXPENSES
58	CONTINGENCY FUND
59	BAD DEBT EXPENSE
60	ASSOCIATION RESERVE-COS
61	CONDO RESERVE-COST CEN

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VNB LOAN INTEREST RECREATION					$ -		$ -
REC LOAN CLOSING COST					$ -		$ -
LINE OF CREDIT ROOF INTEREST					$ -		$ -
LEGAL FEES - CONDOS	$ 3,064.85	$ (7,259.54)	$ 36,347.12	$ 59,241.48	$ 71,089.78	$ 39,850.00	$ 39,850.00
NSF/LEGAL TURNOVER FEES	$ (1,744.37)	$ (987.21)	$ -	$ -	$ -	$ -	$ -
RECREATION AREA PURCHASE					$ -			***
SCREENING FEES	$ 630.00	$ 1,040.00	$ -	$ -	$ -	$ -	$ -
BUILDING SIGNAGE			$ -	$ -	$ -	$ -	$ -
STATE CONDO FEES			$ -	$ -	$ -	$ 3,064.00	$ 3,064.00
LAUNDRY EXPENSES	$ 53,430.66	$ 45,867.15	$ 56,320.24	$ 35,773.78	$ 42,928.54	$ 60,000.00	$ 60,000.00
CONTINGENCY FUND	$ -		$ -	$ -	$ -	$ -	$ -
BAD DEBT EXPENSE	$ -	$ 16,153.05	$ -	$ -	$ -	$ -	$ -
BAD DEBT RECOVERY					$ -	$ -		
SIRS/MILESTONESTUDY				$ 40,500.00	$ 48,600.00			***
TOTAL CONDO EXPENSES	**$ 1,065,398.63**	**$ 1,190,472.49**	**$ 1,416,362.66**	**$ 1,532,519.17**	**$ 1,788,425.57**	**$ 1,842,076.60**	**$ 1,842,076.60**	

RESERVE TRANSFERS							
Association Reserve-Cost Center.				$ 171,250.30	$ 205,500.36	$ 158,485.07	$ 158,485.07
Condo Reserve-Cost Center				$ 167,638.70	$ 201,166.44	$ 2,554,539.49	$ 2,554,539.49
TOTAL EXPENSES WITH RESERVES	***$ 3,795,422.29***	***$ 2,754,425.94***	***$ 3,921,650.13***	***$ 4,593,753.61***	***$ 5,461,906.89***	***$ 8,002,601.15***	***$ 8,002,601.15***
YEAR END INCOME/(LOSS)	***$ 305,157.54***	***$ 119,297.14***	***$ 744,827.20***	***$ (109,665.54)***	***$ (81,001.21)***	***$ (231.30)***	***$ (231.30)***

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