

LAKESHORE 3 CONDOMINIUM ASSOC., INC.
PROPOSED BUDGET
APRIL 1, 2026 THRU MARCH 31, 2027

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	25-26 BUDGET	25-26 PROJECTED	PROPOSED BUDGET		CHANGE FROM 25-26
			ANNUAL	MONTHLY	
REVENUES					
MAINTENANCE ASSESSMENTS	\$ 254,881	\$ 254,880	\$ 254,881	\$ 21,240	\$ (0)
PRIOR YEARS SURPLUS	22,000	21,996	-	-	(22,000)
RENTAL INCOME	38,400	29,450	29,000	2,417	(9,400)
TOTAL	315,281	306,326	283,881	23,657	(31,400)
EXPENSES					
ADMINISTRATIVE					
UNCOLLECTABLE MAINT	\$ 5,000	-	\$ 5,000	\$ 417	\$ -
DIV OF FLA FEES	240	240	240	20	-
LEGAL	1,000	661	1,000	83	-
PRINTING & POSTAGE	1,800	1,481	1,800	150	-
LICENSES & TAXES	200	1,048	1,000	83	800
TOTAL	8,240	3,430	9,040	753	800
PROPERTY EXPENSES					
INSURANCE - GENERAL	22,000	28,531	19,463	1,622	(2,537)
INSURANCE - WINDSTORM	138,500	70,343	53,065	4,422	(85,435)
INSURANCE - D&O	1,640	1,656	1,658	138	18
INSURANCE - FIDELITY	373	373	373	31	-
PLUMBING REPAIRS	2,000	313	2,000	167	-
FIRE ALARM PERMITS	494	494	494	41	-
FIRE ALARM MONITORING	2,508	2,508	2,508	209	-
GENERAL MAINTENANCE	14,000	2,273	16,000	1,333	2,000
RENTAL EXPENSES	7,800	7,148	7,800	650	-
CONTINGENCIES	376	1,173	2,926	244	2,550
TOTAL	189,691	114,812	106,287	8,857	(83,404)
COMMUNITY ASSOC FEES	104,400	104,400	104,400	8,700	-
TOTAL OPERATING EXPENSES	302,331	222,643	219,727	18,311	(82,604)
CAPITAL RESERVES	12,950	12,949	64,154	5,346	51,204
TOTAL OPERATING BUDGET	\$ 315,281	70,734	\$ 283,881	\$ 23,657	\$ (31,400)

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ASSESSMENTS BREAKDOWN	<u>25-26</u>	<u>26-27</u>	
OPERATING	\$336.02	\$264.90	
RESERVES	17.99	\$89.10	
TOTAL	<u>\$354.00</u>	<u>\$354.00</u>	0.0%

**** CAPITAL RESERVES**

DESCRIPTION	EST. LIFE	REMAIN. LIFE	TOTAL EXP. COST	FUNDS AVAIL YEAR END 25-26	UNFUNDED BALANCE	REQUIRED ANNUAL FUNDING
ROOF	20	16	\$ 200,000	34,999	\$ 165,001	\$ 10,313
PAINTING & BUILDING	10	2	75,000	49,318	25,682	12,841
MAIL BOXES	15	1	3,000	3,000	0	0
CAPITAL IMPROVEMENTS	5	1	41,000	-	41,000	41,000
ISURANCE DEDUCTABLE	8	1	19,000	19,000	0	0
			<u>\$ 338,000</u>	<u>106,317</u>	<u>\$ 231,683</u>	<u>\$ 64,154</u>

