

**LAKEVIEW CONDOMINIUM "I" ASSOCIATION, INC.**  
**2026 APPROVED OPERATING BUDGET**

BASED ON 16 UNITS  
January 1, 2026 Thru December 31, 2026

| Item Description        | MONTHLY           | 2026<br>ANNUALLY   | 2025<br>ANNUALLY   |
|-------------------------|-------------------|--------------------|--------------------|
| <b>INCOME</b>           |                   |                    |                    |
| Maintenance Assessment  | \$4,549.08        | \$54,589.00        | \$53,712.36        |
| Reserve Assessments     | \$459.01          | \$5,508.08         | \$3,315.23         |
|                         | \$0.00            |                    |                    |
| Total Assessment Income | <u>\$5,008.09</u> | <u>\$60,097.08</u> | <u>\$57,027.59</u> |

**EXPENSES**

|                                         |                   |                    |                    |
|-----------------------------------------|-------------------|--------------------|--------------------|
| Management Fees                         | \$151.00          | \$1,812.00         | \$1,760.00         |
| Legal & Professional                    | \$83.33           | \$1,000.00         | \$1,000.00         |
| Accounting Fees                         | \$40.00           | \$480.00           | \$480.00           |
| Casualty Insurance                      | \$3,308.33        | \$39,700.00        | \$39,634.00        |
| Licenses, Fees, Permits                 | \$6.00            | \$72.00            | \$72.00            |
| Life Safety Permits                     | \$3.83            | \$46.00            | \$46.00            |
| Fire Alarm Runner Service               | \$11.17           | \$134.00           | \$134.00           |
| Fire Extinguisher Inspections           | \$8.00            | \$96.00            | \$96.00            |
| Emergency Lighting Inspections          | \$4.00            | \$48.00            | \$48.00            |
| Fire Alarm & Emergency Lighting Repairs | \$166.67          | \$2,000.00         | \$2,000.00         |
| Corporate Annual Report                 | \$6.00            | \$72.00            | \$72.00            |
| Fees to Division                        | \$0.50            | \$6.00             | \$6.00             |
| Electricity                             | \$154.33          | \$1,852.00         | \$1,852.00         |
| Pest Control                            |                   |                    |                    |
| General Repairs & Maintenance           | \$208.33          | \$2,500.00         | \$2,500.00         |
| Printing & Postage                      | \$50.00           | \$600.00           | \$600.00           |
| Reserve Transfer                        | \$459.01          | \$5,508.08         | \$3,315.23         |
| Bad Debt Expense                        | \$0.00            | \$0.00             | \$0.00             |
| SBA Loan                                | \$222.58          | \$2,671.00         | \$2,671.00         |
| Gutter Cleaning 1X Per year             | \$100.00          | \$1,200.00         | \$441.36           |
| Miscellaneous                           | \$25.00           | \$300.00           | \$300.00           |
| <b>TOTAL EXPENSES</b>                   | <u>\$5,008.09</u> | <u>\$60,097.08</u> | <u>\$57,027.59</u> |

|                                           |   |             |            |             |
|-------------------------------------------|---|-------------|------------|-------------|
| Total w/o bad debt                        |   | \$43,790.19 | \$2,736.89 | \$43,790.19 |
| Number of Units with uncollectable income | 0 | \$0.00      |            | \$0.00      |

**CONDO Maintenance Fees**

|                  |  |                 |                 |
|------------------|--|-----------------|-----------------|
| Operating Budget |  | \$284.32        | \$279.75        |
| Reserve Budget   |  | \$28.69         | \$17.27         |
| <b>Total</b>     |  | <u>\$313.01</u> | <u>\$297.02</u> |

**POA Maintenance Fees**

|                  |  |                 |                 |
|------------------|--|-----------------|-----------------|
| Operating Budget |  | \$136.32        | \$132.94        |
| Reserve Budget   |  | \$12.90         | \$11.04         |
| <b>Total</b>     |  | <u>\$149.22</u> | <u>\$143.98</u> |

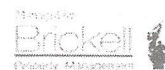
|                                           |          |          |
|-------------------------------------------|----------|----------|
| <b>Total Monthly CONDO &amp; POA Fees</b> | 2026     | 2025     |
|                                           | \$462.23 | \$441.00 |

Approved By

Date

Approved By

Date



# LAKEVIEW CONDOMINIUM "I" ASSOCIATION, INC.

## 2026 APPROVED RESERVE BUDGET

BASED ON 16 UNITS

January 1, 2026 Thru December 31, 2026

| A<br>Item Description | B<br>Replacement<br>Cost | C<br>Funds Collected<br>As of 12/25 | D<br>Reservable<br>Funds<br>(B-C) | E<br>Life<br>Expectancy | F<br>Remaining<br>Life Yrs. | G<br>Annual<br>Funding<br>(D/F) | H<br>Monthly<br>Funding<br>(G/12) |
|-----------------------|--------------------------|-------------------------------------|-----------------------------------|-------------------------|-----------------------------|---------------------------------|-----------------------------------|
| Exterior Painting     | \$18,000.00              | \$4,571.00                          | \$18,000.00                       | 8                       | 6                           | \$3,000.00                      | \$250.00                          |
| Roof Replacement      | \$58,708.00              | \$57,329.00                         | \$1,379.00                        | 15                      | 1                           | \$1,379.00                      | \$114.92                          |
| Roof Flats            | \$4,000.00               | \$4,000.00                          | \$0.00                            | 3                       | 0                           | \$0.00                          | \$0.00                            |
| Termites              | \$7,200.00               | \$0.00                              | \$7,200.00                        | 10                      | 10                          | \$0.00                          | \$0.00                            |
| 10 Yr. Certification  | \$4,000.00               | \$200.00                            | \$3,800.00                        | 10                      | 9                           | \$422.22                        | \$35.19                           |
| Windstorm Deductible  | \$2,795.00               | \$2,795.00                          | \$0.00                            | 4                       | 0                           | \$0.00                          | \$0.00                            |
| All other Deductible  | \$2,795.00               | \$2,483.00                          | \$312.00                          | 5                       | 1                           | \$312.00                        | \$26.00                           |
| Exterior/Building     | \$6,000.00               | <u>\$3,236.00</u>                   | \$2,764.00                        | 8                       | 7                           | <u>\$394.86</u>                 | <u>\$32.90</u>                    |
| Working Sub Totals    |                          | \$74,614.00                         |                                   |                         |                             | \$5,508.08                      | \$459.01                          |

Reserve Assessments per Unit

Annual \$344.25

Monthly \$28.69

  
Approved By

12-4-2025  
Date

  
Approved By

12/4/2025  
Date

Managed by  
**Brickell**  
Property Management 