

LAKE OVERLOOK UNIT 4 ASSOCIATION INC
Approved 2026 Budget
 January 1, 2026 - December 31, 2026
 50 Units

COA	Description	12 Month Projection	2025 Budget	Approved 2026 Budget																				
INCOME																								
OPERATING INCOME																								
4020	ASSESSMENTS - MONTHLY	426,632.00	426,631.00	406,546.25																				
4060	LATE CHARGES	2,988.00	0.00																					
4200	LAUNDRY INCOME	498.00	0.00																					
4280	APPLICATION FEES	200.00	0.00																					
4340	INTEREST - RESERVES	10,758.00	0.00																					
4350	INTEREST ALLOC TO RESERVES	-10,758.00	0.00																					
TOTAL INCOME		430,318.00	426,631.00	406,546.25																				
EXPENSES																								
BUILDING MAINTENANCE																								
5010	BUILDING MAINTENANCE	16,440.00	7,500.00	7,500.00																				
5089	ELEVATOR TELEPHONE	833.00	775.00	947.00																				
5090	ELEVATOR MAINTENANCE	1,740.00	1,800.00	1,900.00																				
5186	EXTERMINATING	1,800.68	2,000.00	2,100.00																				
5209	JANITORIAL CLEANING	11,800.00	21,000.00	15,600.00																				
5500	LAUNDRY EQUIPMENT REPAIR	517.00	600.00	750.00																				
TOTAL BUILDING MAINTENANCE		33,130.68	33,675.00	28,797.00																				
GROUNDS MAINTENANCE																								
6035	GENERAL MAINTENANCE	1,240.00	2,000.00	1,000.00																				
6040	CONTRACTED LAWN SERVICE	18,120.00	19,860.00	17,000.00																				
6045	ADDITIONAL LANDSCAPE	7,450.00	6,000.00	6,000.00																				
6120	IRRIGATION MAINTENANCE & REPAIR	2,380.00	300.00	500.00																				
TOTAL GROUNDS MAINTENANCE		29,190.00	28,160.00	24,500.00																				
CLUBHOUSE EXPENSE																								
7040	CONTRACTED POOL SERVICE	10157.00	10000.00	11,000.00																				
7045	POOL REPAIR	500.00	1,000.00	2,000.00																				
TOTAL CLUBHOUSE		10657	11000	13,000.00																				
UTILITIES																								
7910	ELECTRIC	6,128.00	7,100.00	7,100.00																				
7920	WATER/SEWER	36,126.00	43,000.00	45,000.00																				
7940	TRASH REMOVAL	11,179.00	12,000.00	13,300.00																				
TOTAL UTILITIES		53,433.00	62,100.00	65,400.00																				
ADMINISTRATIVE																								
8020	MANAGEMENT FEE	14,484.00	14,484.00	15,209.00																				
8040	POSTAGE	348.00	365.00	400.00																				
8060	COPIES/PRINTING/SUPPLIES	2,310.00	1,901.00	2,500.00																				
8069	TECHNOLOGY FEE	150.00	0.00	300.00																				
8080	CPA SERVICES	1,300.00	1,550.00	1,500.00																				
8100	LEGAL EXPENSE	650.00	1,000.00	1,000.00																				
8120	INSURANCE	106,182.00	112,700.00	102,913.00																				
8122	FLOOD INSURANCE	66,274.06	49,300.00	84,136.00																				
8143	PERMITS/LICENSES	475.00	375.00	475.00																				
8190	MISCELLANEOUS	150.00	300.00	300.00																				
8210	CREDIT INVESTIGATIONS	150.00	200.00	-																				
8340	CONTINGENCY			10,000.00																				
8390	FED/STATE REQUIRED CORP REPORT FILINGS	106.00	106.00	116.25																				
8460	BUREAU OF CONDOMINIUM FEES	200.00	200.00	200.00																				
TOTAL ADMINISTRATIVE		192,779.06	182,481.00	219,049.25																				
TOTAL OPERATING EXPENSES		319,189.74	317,416.00	350,746.25																				
RESERVES																								
9171	POOLED RESERVES - TRADITIONAL			18,000.00																				
	POOLED RESERVES - SIRS	123,700.00	123,700.00	37,800.00																				
TOTAL RESERVES		123,700.00	123,700.00	55,800.00																				
TOTAL OPERATING EXPENSES and RESERVES		442,889.74	441,116.00	406,546.25																				
NET GAIN (LOSS)		-12,571.74	-14,485.00	0.00																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th style="text-align: center;">2025</th> <th style="text-align: center;">2026</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">ANNUAL</td> <td colspan="2" style="text-align: center;">See Below for breakdown</td> </tr> <tr> <td colspan="2" style="text-align: center;">ASSSSMENT AMOUNT</td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">NUMBER OF UNITS</td> <td style="text-align: center;">50</td> <td style="text-align: center;">-</td> </tr> <tr> <td colspan="2" style="text-align: center;"># of PAYMENTS</td> <td style="text-align: center;">12</td> <td></td> </tr> </tbody> </table>							2025	2026	ANNUAL		See Below for breakdown		ASSSSMENT AMOUNT				NUMBER OF UNITS		50	-	# of PAYMENTS		12	
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Approved Assessments 2026																								
# of Units	Unit Type	Monthly Assessment	Annual Assessment	Total Assesment																				
8	A	\$797.51	\$ 9,570.10	\$ 76,560.79																				
12	B	\$795.14	\$ 9,541.64	\$ 114,499.69																				
6	C	\$683.68	\$ 8,204.10	\$ 49,224.62																				
12	D	\$647.42	\$ 7,769.10	\$ 93,229.19																				
6	E	\$509.20	\$ 6,110.39	\$ 36,662.34																				
6	F	\$505.13	\$ 6,061.60	\$ 36,369.63																				
TOTALS				\$ 406,546.25																				