COACH HOMES I AT LAMORADA CONDOMINIUM ASSOCIATION, INC.
2026 BUDGET
JANUARY 1 - DECEMBER 31, 2026
84 UNITS

		2025 BUDGET	2025 7 MONTH ACTUAL	2025 PROJECTED ACTUALS	2026 BUDGET	2026 MONTHLY COST PER UNIT
	INCOME					
4001	ASSESSEMENTS - OPERATING	$ 442,712.00	$ 252,998.67	442,712.00	$ 402,800.00	$ 399.60
	ASSESSEMENTS - REPLACEMENT	118,000.00	88,500.00	118,000.00	118,000.00	117.06
4010	LATE FEES	-	725.00	1,087.50	-	0.00
4020	COLLECTION FEE INCOME	-	3,698.00	3,698.00	-	0.00
4021	COLLECTION FEE INTEREST	-	682.51	682.51	-	0.00
4580	OTHER INCOME	-	-	-	-	0.00
4608	INTEREST INCOME	-	39.72	59.58	-	0.00
		560,712.00	**346,643.90**	**566,239.59**	**520,800.00**	**516.67**
	ADMINISTRATION					
6000	MANAGEMENT FEES	11,592.00	6,762.00	11,592.00	21,168.00	21.00
6010	ACCOUNTING SERVICES	5,544.00	3,234.00	5,544.00	6,048.00	6.00
6012	TAX PREP & OTHER ACCOUNTING SERVICES	550.00	300.00	514.29	650.00	0.64
6015	ANNUAL AUDIT	6,500.00	1,230.00	1,230.00	6,500.00	6.45
6020	ANNUAL CORPORATE REPORT	62.00	61.25	61.25	62.00	0.06
6022	ANNUAL DIVISION FEES	336.00	336.00	336.00	336.00	0.33
6031	OFFICE EXPENSE	2,000.00	943.96	1,618.22	2,000.00	1.98
6052	LEGAL FEES	1,000.00	6,885.89	11,804.38	1,000.00	0.99
6121	CONTINGENCY	316.00	-	-	16,098.00	15.97
	TOTAL ADMINISTRATION EXPENSES	**27,900.00**	**19,753.10**	**32,700.14**	**53,862.00**	**53.43**
	BUILDING					
6200	REPAIRS AND MAINTENANCE	25,000.00	37,699.58	64,627.85	30,000.00	29.76
6234	PRESSURE WASHING	7,990.00	5,158.91	5,158.91	7,990.00	7.93
6250	ROOF CLEANING	6,520.00	6,648.88	11,398.08	6,850.00	6.80
6260	JANITORIAL SERVICE	11,435.00	6,475.00	11,100.00	11,436.00	11.35
6270	PEST CONTROL - INTERIOR	6,384.00	3,192.00	5,472.00	6,384.00	6.33
6302	ALARM MONITORING	21,571.00	13,038.00	12,020.40	12,400.00	12.30
6310	ANNUAL FIRE ALARM INSPECTION	2,500.00	-	1,050.00	2,500.00	2.48
6316	ALARM REPAIRS	6,000.00	2,453.42	4,205.86	6,675.00	6.62
6318	ANNUAL FIRE EXTINGUISHER INSPECTION	500.00	-	-	800.00	0.79
6326	FIRE SPRINKLER MAINTENANCE	1,000.00	-	-	1,000.00	0.99
6328	ANNUAL FIRE SPRINKLER INSPECTION	3,000.00	-	2,998.50	3,000.00	2.98
	TOTAL BUILDING EXPENSES	**91,900.00**	**74,665.79**	**118,031.60**	**89,035.00**	**88.33**
	GROUNDS					
6400	LAWN SERVICE	37,800.00	22,970.14	38,556.00	38,560.00	38.25
6446	PLANT REPLACEMENT	15,460.00	17,035.00	29,202.86	10,000.00	9.92
6460	MULCH	6,824.00	8,268.75	8,268.75	8,515.00	8.45
6470	TREE TRIMMING	5,000.00	3,380.00	3,380.00	5,000.00	4.96
6492	IRRIGATION MAINTENANCE	2,000.00	-	-	2,000.00	1.98
	TOTAL GROUNDS EXPENSES	**67,084.00**	**51,653.89**	**79,407.61**	**64,075.00**	**63.57**
	INSURANCE					
6621	INSURANCE EXPENSE	201,000.00	111,128.24	191,329.27	150,000.00	148.81
6628	INSURANCE - APPRAISAL	1,200.00	-	-	1,200.00	1.19
	TOTAL INSURANCE EXPENSES	**202,200.00**	**111,128.24**	**191,329.27**	**151,200.00**	**150.00**
	UTILITIES					
6900	ELECTRIC	8,390.00	3,845.02	6,809.60	8,390.00	8.32
6990	INTERNET	36,238.00	21,138.60	36,237.60	36,238.00	35.95
	TOTAL UTILITIES	**44,628.00**	**24,983.62**	**43,047.20**	**44,628.00**	**44.27**
	TOTAL EXPENSES	**433,712.00**	**282,184.64**	**464,515.82**	**402,800.00**	**399.60**
	RESERVES	**118,000.00**	**88,500.00**	**118,000.00**	**118,000.00**	**117.06**
	TOTAL EXPENSES & RESERVES	**551,712.00**	**370,684.64**	**582,515.82**	**520,800.00**	**516.67**

COST PER UNIT	SHARE	MONTHLY	QUARTERLY	ANNUALLY
2024	1/84	547.33	1,642.00	6,568.00
2025	1/84	516.67	1,550.00	6,200.00