

The Lakes of Sarasota Maintenance Association, Inc.

Approved Budget

January 1, 2026 - December 31, 2026

	2025 Approved Budget	Actuals at 7/31/2025	Aug-Dec 2025 Projections	2025 Projected Totals	2026 Approved Budget
<b>INCOME</b>					
5010 · Assessments	352,582.00	205,672.84	146,909.16	352,582.00	368,787.00
5015 · Reserves	107,786.16	80,839.50	26,946.50	107,786.00	131,607.78
5050 · Interest	0.00	4.04	4.25	8.29	0.00
5060 · Other	0.00	1,225.00	300.00	1,525.00	0.00
<b>TOTAL INCOME</b>	<b>460,368.16</b>	<b>287,741.38</b>	<b>174,159.91</b>	2025 Asphalt ro	<b>500,394.78</b>
<b>EXPENSE</b>					
<b>Grounds</b>					
7110 · Grounds Contract	55,000.00	34,100.00	22,000.00	56,100.00	58,000.00
7120 · Berm & Common Area Landscaping	7,000.00	0.00	7,000.00	7,000.00	7,000.00
7140 · Tree Trimming	15,000.00	8,820.00	4,000.00	12,820.00	15,000.00
7155 · Irrigation Repairs	5,000.00	5,295.73	3,782.66	9,078.39	7,500.00
7160 · Irrigation Water	3,500.00	2,383.64	1,702.60	4,086.24	4,300.00
7180 · Golf Cart & Maint. Equip	0.00	0.00	0.00	0.00	500.00
7190 · Road Repairs	1,500.00	250.00	1,250.00	1,500.00	1,500.00
<b>Total Grounds</b>	<b>87,000.00</b>	<b>50,849.37</b>	<b>39,735.26</b>	<b>90,584.63</b>	<b>93,800.00</b>
<b>Rec Center</b>					
7210 · Rec Center Repairs & Maintenance	4,500.00	19,572.29	3,380.21	22,952.50	9,000.00
7220 · Pest Control	825.00	404.22	288.73	692.95	825.00
7230 · Water/Sewer (95129-618484)	12,500.00	2,459.10	1,756.50	4,215.60	5,500.00
7235 · Electric (36733-44754)	8,300.00	4,469.66	3,192.61	7,662.27	8,300.00
7236 · Trash/Waste Management	1,000.00	375.11	267.94	643.05	1,000.00
<b>Total Rec Center</b>	<b>27,125.00</b>	<b>27,280.38</b>	<b>8,885.99</b>	<b>36,166.37</b>	<b>24,625.00</b>
<b>Club House</b>					
7250 · Office Supplies/Svc/Misc	250.00	549.64	392.60	942.24	1,000.00
7260 · Clubhouse Repair & Maintenance	7,500.00	9,754.34	587.39	10,341.73	9,000.00
7280 · Water/Sewer (95367-618536)	3,000.00	1,115.75	796.96	1,912.71	3,000.00
7290 · Electric (76213-46761)	10,500.00	4,835.76	3,454.11	8,289.87	10,500.00
<b>Total Club House</b>	<b>21,250.00</b>	<b>16,255.49</b>	<b>5,231.06</b>	<b>21,486.55</b>	<b>23,500.00</b>
<b>Pool</b>					
7310 · Pool Service	750.00	0.00	750.00	750.00	750.00
7320 · Pool Equip Repairs	8,000.00	8,553.25	259.46	8,812.71	9,000.00
7325 · Pool Supplies	8,500.00	3,269.16	2,335.11	5,604.27	6,000.00
7330 · Pool Permit	1,352.00	1,351.40	0.00	1,351.40	1,352.00
<b>Total Pool</b>	<b>18,602.00</b>	<b>13,173.81</b>	<b>3,344.58</b>	<b>16,518.39</b>	<b>17,102.00</b>
<b>Street, Lights &amp; Signs</b>					
7410 · Lights & Signs Repair & Maintenance	6,000.00	347.50	248.21	595.71	2,000.00
7420 · Electric	16,500.00	9,532.18	6,808.70	16,340.88	17,000.00
<b>Total Street, Lights &amp; Signs</b>	<b>22,500.00</b>	<b>9,879.68</b>	<b>7,056.91</b>	<b>16,936.59</b>	<b>19,000.00</b>
<b>7500 · Security</b>					
7510 · Camera & Security System	37,300.00	25,144.38	17,960.27	43,104.65	43,000.00
<b>Total 7500 · Security</b>	<b>37,300.00</b>	<b>25,144.38</b>	<b>17,960.27</b>	<b>43,104.65</b>	<b>43,000.00</b>

**Lake/Fountain/Courts**

7610 · Lake Maintenance Contract	2,380.00	1,430.94	1,022.10	2,453.04	2,570.00
7615 · Lake Repairs	600.00	0.00	0.00	0.00	600.00
7620 · Courts Maintenance	2,000.00	0.00	0.00	0.00	2,000.00
7650 · Fountain Maintenance	2,000.00	2,767.11	376.98	3,144.09	3,200.00
<b>Total Lake/Fountain/Courts</b>	<b>6,980.00</b>	<b>4,198.05</b>	<b>1,399.08</b>	<b>5,597.13</b>	<b>8,370.00</b>

**Administration**

7810 · Insurance	40,270.00	25,319.99	18,085.71	43,405.70	44,475.00
7820 · Legal/Professional	3,000.00	0.00	0.00	0.00	2,500.00
7825 · Accounting Services	300.00	300.00	0.00	300.00	300.00
7835 · Fees, Dues, License	200.00	61.25	0.00	61.25	65.00
7870 · Management Fee	13,680.00	7,980.00	5,700.00	13,680.00	14,100.00
7875 · Social	600.00	799.76	500.00	1,299.76	1,300.00
7880 · Office Supplies, Postage, etc.	3,775.00	1,779.40	1,271.00	3,050.40	3,300.00
7890 · Payroll & Taxes	70,000.00	40,624.73	29,017.66	69,642.39	73,350.00
<b>Total Administration</b>	<b>131,825.00</b>	<b>76,865.13</b>	<b>54,574.37</b>	<b>131,439.50</b>	<b>139,390.00</b>

<b>TOTAL OPERATING EXPENSE</b>	<b>352,582.00</b>	<b>223,646.29</b>	<b>138,187.53</b>	<b>361,833.82</b>	<b>368,787.00</b>
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**RESERVES**

<b>Reserves - See Schedule B</b>	107,786.16	80,839.50	26,946.50	107,786.00	131,607.78
<b>Total Reserves</b>	<b>107,786.16</b>	<b>80,839.50</b>	<b>26,946.50</b>	<b>107,786.00</b>	<b>131,607.78</b>

<b>TOTAL EXPENSES AND RESERVES</b>	<b>460,368.16</b>	<b>304,485.79</b>	<b>165,134.03</b>	<b>469,619.82</b>	<b>500,394.78</b>
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**ASSESSMENTS**

<b>UNIT ASSESSMENT - QUARTERLY</b>	<b>Difference</b>	<b>2025</b>	<b>2026</b>
<b>MAINTENANCE</b>	\$ 14.57	\$ 317.07	\$ 331.64
<b>RESERVES</b>	\$ 21.42	\$ 96.93	\$ 118.35
<b>TOTAL</b>	\$ 36.00	\$ 415.00	<b>\$ 450.00</b>

Total Units                    278  
Times Paid Per Year            4

No. Units	Association	Quarterly Assessment	Annual Assessment	% change from 2025
42	Lakes Condominium	\$18,900	\$75,599	8.69%
101	Lakes Estates HOA	\$45,450	\$181,798	8.69%
89	Lakes Estates 3	\$40,050	\$160,198	8.69%
46	Timberlakes HOA	\$20,700	\$82,799	8.69%
278	<b>TOTAL</b>	<b>\$125,099</b>	<b>\$500,395</b>	8.69%

The Lakes of Sarasota Maintenance Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2026 - December 31, 2026  
 DESIGNATED RESERVES

**PERCENT  
 FUNDING  
 100%**

		1	2	3	4	5	6	7	8	9	10	
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	
ACCT#	ASSET											
3610	DEFERRED MAINTENANCE	16	4	\$ 810,000.00	\$ 265,448.22	\$ 107,786.00	\$ 89,665.35	\$ -	\$ 283,568.87	\$ 526,431.13	\$ 131,607.78	
				<b>\$ 810,000.00</b>	<b>\$ 265,448.22</b>	<b>\$ 107,786.00</b>	<b>\$ 89,665.35</b>	<b>\$ -</b>	<b>\$ 283,568.87</b>	<b>\$ 526,431.13</b>	<b>\$ 131,607.78</b>	