

LAKE WINDWOOD CONDOMINIUM XII ASSOCIATION, INC.

2026 OPERATING BUDGET

January 1, 2026 to December 31, 2026

INCOME:

Assessments	\$ 82,992.00
Water & Sewer	\$ 20,720.00
Late Fees	-
Prior Years Surplus	-
Interest Income	-
TOTAL INCOME:	\$ 103,712.00

EXPENSE CATEGORY

Administration of Assoc.	\$ 275.00
Accounting:	
A. Annual Review/ Taxes	900.00
B. Monthly Service	2,688.00
Legal	200.00
Licenses & Fees	250.00
Management Fees	6,720.00
Building Maintenance	11,704.00
Pest Control	-
Insurance	47,312.00
Central Station Fire Alarm:	
A. Monitoring	1,500.00
B. Service/ Parts	200.00
Telephone	-
Electricity	1,200.00
Other Expense	200.00
Bad Debt	-
Fees to Division	112.00
Janitorial	-
RESERVES: (See below for Reserve Analysis)	
Roof	5,831.00
Paint	3,900.00
Paving	N/A

Assessment Sub-Total: 82,992.00

WATER & SEWER

20,720.00

TOTAL: \$ 103,712.00

		# of Units	Qtrs	
Quarterly Assessment:	\$ 82,992	28	4	\$ 741.00
Water & Sewer:	\$ 20,720	28	4	185.00
Total Quarterly Assessment:				\$ 926.00

2026 RESERVE ANALYSIS

January 1, 2026 to December 31, 2026

	Est. Total Useful Life (Yrs)	Estimated Replacement Cost	Est. Fund Bal. 1/1/2026	Est. Remaining Useful Life (Yrs)	Annual Contribution
Roof	20	\$ 157,500	\$ 151,672	1	\$ 5,831
Paint	6	\$ 23,400	\$ 3,900	5	3,900
Paving	Not applicable. Homeowners Association expense.				-
			2026	Total Reserve Funding:	\$ 9,731

Calculations: Roof: 1500 sq. ft. x 14 units x \$ 7.50 per sq. ft. = \$ 157,500
Re-Roof: October-06
Paint: Last painted/ waterproofed: April-24