

Lakeshore at University Park Section One Association, Inc.

		2025				2026
GL Account	Description	Budgeted	Actual	Remaining	Projected	Budget
Operating Accounts						
Income Accounts						
ASSESSMENT INCOME						
40-4010-00	Maintenance Fees	\$2,205,379.07	\$1,833,675.70	\$367,563.18	\$2,201,238.88	\$3,346,574.26
40-4030-00	Reserve Income	\$164,704.76	\$137,254.00	\$27,450.79	\$164,704.79	
OTHER INCOME						
41-4125-00	Other Income	\$0.00	\$1,905.00	\$0.00	\$1,905.00	\$0.00
41-4130-00	Late Fees	\$8,000.00	\$4,912.27	\$1,333.33	\$6,245.60	\$4,000.00
41-4135-00	Late Interest	\$0.00	-\$496.68	\$0.00	-\$496.68	\$0.00
41-4160-00	Application Fee Income	\$19,000.00	\$15,731.95	\$3,166.67	\$18,898.62	\$18,000.00
41-4180-00	NSF Fee	\$0.00	\$24.00	\$0.00	\$24.00	\$0.00
41-4190-00	Gate / Pool Key Income	\$0.00	\$125.00	\$0.00	\$125.00	\$1,500.00
41-4195-00	Lock / Key Income	\$0.00	\$125.00	\$0.00	\$125.00	\$1,500.00
41-4202-00	Parking Decal/Pool Key	\$2,000.00	\$3,460.00	\$333.33	\$3,793.33	\$1,500.00
41-4225-00	Storage Fee	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
41-4230-00	Laundry Income	\$6,000.00	\$13,526.32	\$1,000.00	\$14,526.32	\$14,000.00
41-4290-00	Interest Income	\$0.00	\$2.69	\$0.00	\$2.69	\$0.00
New						
Income Accounts Total		\$2,405,083.83	\$2,010,270.25	\$400,847.31	\$2,411,117.56	\$3,387,074.26
Expense Accounts						
ADMINISTRATIVE EXPENSE						
50-5000-00	Accounting/Audit	\$6,500.00	\$3,500.00	\$1,083.33	\$4,583.33	\$6,500.00
50-5015-00	Legal Expenses	\$20,000.00	\$22,403.65	\$3,333.33	\$25,736.98	\$20,000.00
50-5050-00	Filing Fees & Permits	\$16,920.00	\$6,843.91	\$2,820.00	\$9,663.91	\$16,000.00
50-5060-00	Office Supplies / Postage	\$999.96	\$7,429.38	\$166.66	\$7,596.04	\$1,500.00
50-5061-00	Printer Rental	\$0.00	\$5,464.96	\$0.00	\$5,464.96	\$16,944.00
50-5090-00	Bank Charges	\$0.00	\$1,205.88	\$0.00	\$1,205.88	\$0.00
50-5091-00	Late Fees Expense	\$0.00	\$88.00	\$0.00	\$88.00	\$0.00
50-5100-00	Screening Expense	\$7,000.00	\$5,175.00	\$1,166.67	\$6,341.67	\$6,500.00
50-5190-00	Admin Supplies	\$7,000.00	\$0.00	\$1,166.67	\$1,166.67	\$1,700.00
50-5195-00	Bad Debt Expense	\$5,000.00	\$200.00	\$833.33	\$1,033.33	\$5,000.00
UTILITIES						
60-6005-00	Electric	\$45,000.00	\$46,837.04	\$7,500.00	\$54,337.04	\$60,500.00
60-6015-00	Trash Removal	\$194,674.50	\$196,731.80	\$32,445.75	\$229,177.55	\$236,000.00
60-6020-00	Water & Sewer	\$551,250.00	\$536,445.57	\$91,875.00	\$628,320.57	\$630,000.00
60-6035-00	Telephone	\$18,705.00	\$9,133.94	\$3,117.50	\$12,251.44	\$9,000.00
60-7087-00	Keys and Locks	\$0.00	\$3,938.14	\$0.00	\$3,938.14	\$1,500.00
CONTRACT SERVICES						
70-7030-00	Management Fees	\$156,000.00	\$130,000.00	\$26,000.00	\$156,000.00	\$159,600.00
70-7070-00	Lawn Maintenance	\$55,200.00	\$36,931.39	\$9,200.00	\$46,131.39	\$46,500.00
70-7072-00	Tree trimming	\$12,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
70-7073-00	Security Services	\$290,265.00	\$252,591.85	\$48,377.50	\$300,969.35	\$295,000.00
70-7075-00	Janitorial	\$129,000.00	\$119,349.00	\$21,500.00	\$140,849.00	\$136,800.00
70-7086-00	Pest Control	\$8,640.00	\$720.00	\$1,440.00	\$2,160.00	\$8,500.00
70-7110-00	Elevator Maintenance	\$20,500.00	\$17,066.00	\$3,416.67	\$20,482.67	\$22,128.00
70-7120-00	Fire Monitoring	\$4,354.24	\$8,286.25	\$725.71	\$9,011.96	\$7,350.00
70-7121-00	Fire Alarm Service Calls	\$0.00	\$3,956.55	\$0.00	\$3,956.55	\$3,000.00
70-7122-00	Elevator Telephone	\$0.00	\$5,724.84	\$0.00	\$5,724.84	\$8,587.26
INSURANCE						
72-7210-00	Insurance Expense	\$469,970.33	\$449,120.39	\$78,328.39	\$527,448.78	\$469,465.00
REPAIR & MAINTENANCE						

	80-8062-00	Repair & Maintenance	\$20,400.00	\$29,512.31	\$3,400.00	\$32,912.31	\$20,500.00
	80-8090-00	Pool Maintenance	\$7,500.00	\$6,551.36	\$1,250.00	\$7,801.36	\$7,500.00
	80-8091-00	Tree Maintenance	\$5,000.00	\$1,325.00	\$833.33	\$2,158.33	\$5,000.00
	80-8220-00	Electrical Repair & Maintenance	\$5,000.00	\$26,970.09	\$833.33	\$27,803.42	\$5,000.00
	80-8230-00	Plumbing Repair & Maintenance	\$25,000.00	\$21,843.18	\$4,166.67	\$26,009.85	\$30,000.00
	80-8235-00	Sprinklers Installation & Repairs	\$5,000.00	\$540.00	\$833.33	\$1,373.33	\$5,000.00
	80-8245-00	Elevator Installation & Repairs	\$75,000.00	\$9,550.00	\$12,500.00	\$22,050.00	\$25,000.00
	80-8255-00	Camera & Gate Repairs	\$11,000.00	\$17,214.97	\$1,833.33	\$19,048.30	\$11,000.00
	80-8270-00	Concrete Restoration	\$5,000.00	\$0.00	\$833.33	\$833.33	\$5,000.00
	80-8275-00	Roof Expenses	\$5,000.00	\$3,000.00	\$833.33	\$3,833.33	\$5,000.00
	80-8360-00	Pool Repairs	\$2,500.00	\$363.80	\$416.67	\$780.47	\$1,000.00
	80-8380-00	Supplies	\$0.00	\$786.13	\$0.00	\$786.13	\$1,000.00
	80-8390-00	Fire Alarm / Equipment	\$35,000.04	\$16,708.80	\$5,833.34	\$22,542.14	\$35,000.00
	80-8405-00	Special Projects	\$20,000.00	\$18,090.00	\$3,333.33	\$21,423.33	\$20,000.00
	80-8410-00	40 YR Re-certification Expense	\$0.00	\$8,500.00	\$0.00	\$8,500.00	\$0.00
RESERVE CONTRIBUTIONS							
	95-9510-00	Pooled Reserve	\$164,704.76	\$137,254.00	\$27,450.79	\$164,704.79	\$1,031,000.00
New							
Expense Accounts Total			\$2,405,083.83	\$2,167,353.18	\$400,847.31	\$2,568,200.49	\$3,387,074.26
Operating Accounts Net			\$0.00	-\$157,082.93	\$0.00	-\$157,082.93	