

2026 Budget
Board Approved October 30, 2025
Community Ratified December 11, 2025
SunPointe at Lakewood Estates II Condominium Association Inc.

Income

Assessments Homeowners	\$995,376
Interest [Bank]	0
Fines/Late Fees/Interest on past due accounts	3,000
Bad Debt	(3,000)
Total Income	\$995,376

Expenses

Admin.	5,500
Audit	2,800
Backflow Valve Cert.	775
Building Repair	8,000
Driveway Repair	6,000
Gas/Electric	8,500
Fert/weed/insect	4,600
Grounds Improvement	3,965
Grounds	43,700
Grounds Sprinkler Repair	13,000
Gutter Cleaning	6,900
Insurance	376,194
Legal Retainer	4,800
Legal General	4,000
Light Maint.	500
Light Repair	2,500
Management	60,000
Common Maintenance Assoc.	27,252
Misc.	2,000
Water Feature Maintenance	4,000
Pool Chem.	3,000
Pool Maint.	5,500
Pool Bathroom Maint.	2,000
Pool Repair	3,000
Postage	1,000
Parking Patrol	4,320
Snow Removal	38,000
Street Sweeping	500
Taxes	710
Tennis Court	3,000
Trans. to Reserves	210,000
Trash	34,060
Tree Spray	4,800
Tree Maint.	4,500
Water/Sewer	94,000
Website Maintenance	2,000

Total Expense **\$995,376**

NET	\$0,000
Cash Balance (Operating Account) 12/31/25	35,000
Anticipated Cash Balance 12/31/26	40,000

Reserve Account Summary

Cash Balance 12/31/25		\$200,000
Add in FY2025	210,000	
Interest	100	
Total Additions	210,100	\$410,100

Reserve Expenses	
Paint and repair Bldg. 37, 38, 39, 40, 44 and 45	\$100,000
Seal Coat Driveways	65,000

Anticipated Cash Balance 12/31/26 [Reserve]	\$245,100
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Total Anticipated Cash Assets 12/31/26 (all accounts)	\$265,100
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