

Lemon Bayview Villas
Proposed 2026-2027 Budget

	2022 Actual	2023 Actual	2024 Actual	2025 Actual	Proposed 26-27 Budget	Pct Increase
Income	\$ 83,200	\$ 83,200	\$ 113,525	\$ 139,875	\$ 135,200	-3.34%
Administration	\$ 5,461	\$ 6,119	\$ 6,951	\$ 20,269	\$ 15,000	-26.00%
Building maintenance	\$ 6,869	\$ 8,599	\$ 13,670	\$ 6,780	\$ 7,000	3.25%
Elevator	\$ 4,817	\$ 6,713	\$ 4,213	\$ 824	\$ 2,000	142.61%
Grounds	\$ 27,648	\$ 26,701	\$ 17,260	\$ 13,802	\$ 22,000	59.40%
Insurance	\$ 27,118	\$ 41,885	\$ 54,221	\$ 49,484	\$ 65,000	31.35%
Pool	\$ 4,440	\$ 9,909	\$ 7,782	\$ 7,083	\$ 8,000	12.95%
Utilities	\$ 13,098	\$ 12,645	\$ 14,536	\$ 9,358	\$ 16,620	77.60%
ROUNDING					\$ (420)	
Total expenses	\$ 89,451	\$ 112,571	\$ 118,633	\$ 107,600	\$ 135,200	25.65%
Net Operating Income	\$ (6,251)	\$ (29,371)	\$ (5,108)	\$ 32,275	\$ -	
Other Income/Expenses						
2024 Hurricane Cleanup			\$ 7,244	\$ 5,643		
Net Income/Expense	\$ (6,251)	\$ (29,371)	\$ (12,352)	\$ 26,632		
RESERVES	\$ 17,600	\$ 17,620		\$ 10,000	\$ 20,800	108.00%
TOTAL INCOME					\$ 156,000	
Quarterly dues						
Unit quarterly dues Operating	\$ 2,600	\$ 2,600	\$ 3,548	\$ 4,371	\$ 4,225	-3.34%
Reserv	\$ 550	\$ 551	\$ -	\$ 313	\$ 650	108.00%
Total	\$ 3,150	\$ 3,151	\$ 3,548	\$ 4,684	\$ 4,875	4.09%
			Monthly Dues		\$ 1,625	

Budget Adjustment Comments	
Category	Comment
Administration	Legal reduced from prior year
Grounds	Increased for reinstatement of lawn care
Insurance	Recording of expense has been a mess in past years
Utilities	Increased irrigation & elevator telecommunications