1/1/2026 – 7/31/2026

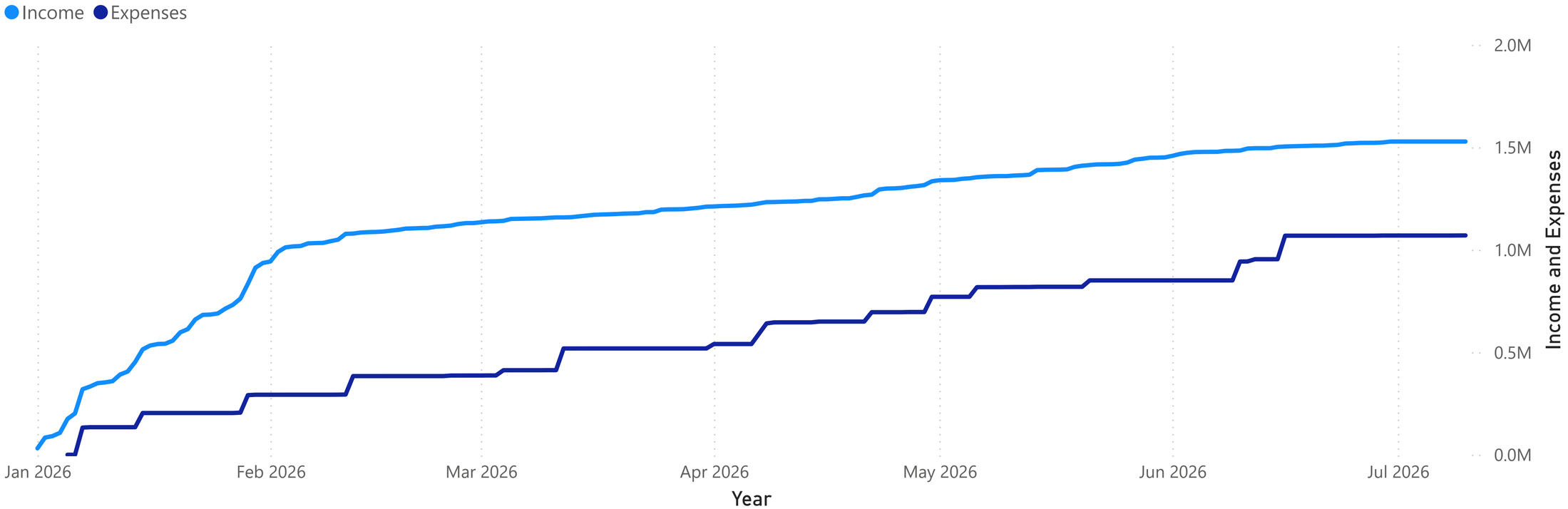
1.53M
Income

458.12K
Delta

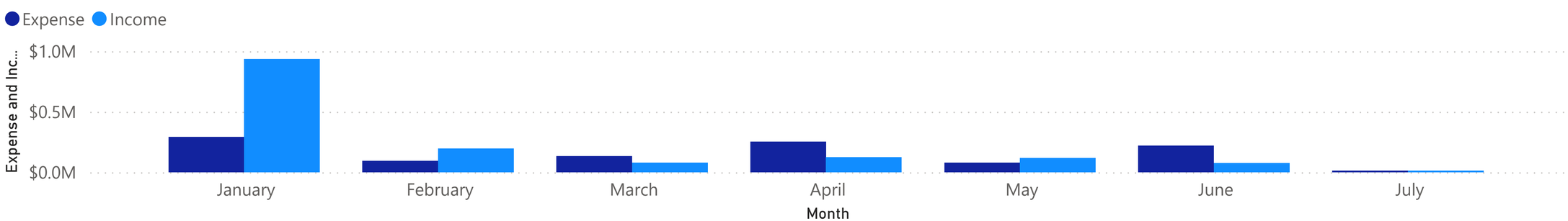
$1.07M
Expenses

408.89
Per Household

Income and Expenses by Year, Quarter, Month and Day



Expense and Income by Month



Year	Sum of Amount	Per Household	Budget Per House
2026	**$1,048,741.75**	**400.74**	
Qtr 1	**$518,545.64**	**198.15**	
January	**$292,787.97**	**111.88**	
February	**$93,763.19**	**35.83**	
March	**$131,994.48**	**50.44**	
Qtr 2	**$529,629.31**	**202.38**	
April	**$230,777.75**	**88.18**	
May	**$79,937.13**	**30.55**	
June	**$218,914.43**	**83.65**	
08020-000 - Property Taxes - Common Area	$0.23	0.00	
08645-000 - Lake Management Contract	$220.54	0.08	
09610-000 - Security / Constable Patrol	$108,888.00	41.61	
50000 - Accounting & Bookkeeping	$6,763.20	2.58	
53010 - Postage & Delivery	$4,676.64	1.79	
53100 - Office Equipment Contracts	$252.00	0.10	
54000 - Legal Fees	$270.00	0.10	
54500 - Legal Collections	$5,109.34	1.95	
62900 - Internet	$75.27	0.03	
63000 - Landscaping Contract	$9,855.42	3.77	
64000 - Pest Control	$1,615.00	0.62	
68000 - Trash & Recycling	$62,208.48	23.77	
69000 - IT & Website Maintenance	$2,736.77	1.05	
71000 - General Repairs & Maintenance	$210.00	0.08	
71300 - Building Repairs & Maintenance	$10,960.88	4.19	
76500 - Irrigation System	$3,147.32	1.20	
83000 - Electricity	$1,829.81	0.70	
85000 - Water & Sewer	$95.53	0.04	
Total	**$1,048,741.75**	**400.74**	

Expense Account	Sum of Amount	Per Household
68000 - Trash & Recycling	$433,366.56	165.60
61000 - Security	$181,480.00	69.35
09610-000 - Security / Constable Patrol	$108,888.00	41.61
63000 - Landscaping Contract	$68,216.44	26.07
83000 - Electricity	$49,338.67	18.85
50000 - Accounting & Bookkeeping	$47,309.70	18.08
52000 - Bad Debt Expense	$46,377.00	17.72
54500 - Legal Collections	$30,041.59	11.48
20100 - LF Civic Association payable	$21,296.97	8.14
71300 - Building Repairs & Maintenance	$11,595.88	4.43
53010 - Postage & Delivery	$8,146.06	3.11
76500 - Irrigation System	$7,674.32	2.93
53200 - Computer Software	$7,100.46	2.71
71200 - Signs and Monuments	$6,798.10	2.60
69000 - IT & Website Maintenance	$6,429.44	2.46
53100 - Office Equipment Contracts	$5,162.02	1.97
08550-000 - Postage & Delivery Expense	$5,000.82	1.91
64000 - Pest Control	$4,525.40	1.73
40000 - Assessment Income	$3,762.00	1.44
07165-000 - Hardscape repair & maintenance	$3,600.00	1.38
54000 - Legal Fees	$3,539.25	1.35
71000 - General Repairs & Maintenance	$2,160.00	0.83
56500 - Contract Labor	$1,773.76	0.68
67000 - Telephone Service	$1,412.40	0.54
56400 - Payroll Expense	$1,233.38	0.47
63600 - Lake Contract	$882.16	0.34
53000 - General Administrative Expenses	$879.33	0.34
Total	**$1,070,053.72**	**408.89**

Year	Sum of Charge Amount
2026	**1,528,172.69**
Qtr 1	**1,210,435.57**
Qtr 2	**317,497.12**
April	**123,686.92**
May	**116,718.30**
June	**77,091.90**
06150-000 - Late fees	1,615.00
06210-000 - Legal fee reimb - col	618.97
06340-000 - Late Fee Income	1,190.50
06350-000 - Legal Fees Reimbursement	22,751.52
06400-000 - Compliance Reimbursement	500.00
06510-000 - Resale Fees	3,865.50
06810-000 - Certified Mail Reimbursement	77.49
06950-000 - LFCA Fees	255.00
22500 - Prepaid Assessments	858.00
23000 - Unearned assessments	21,460.29
40000 - Assessment Income	44,964.29
41500 - Late Fee Income	1,874.99
43150 - Resale Service	300.00
52000 - Bad Debt Expense	-24,106.18
54000 - Legal Fees	370.58
54500 - Legal Collections	495.95
Qtr 3	**240.00**
July	**240.00**
Total	**1,528,172.69**

Cash Account / Income Account	Sum of Charge Amount
06105-000 - Maintenance fees	0.00
06140-000 - Transfer fees	0.00
06150-000 - Late fees	12,254.46
06210-000 - Legal fee reimb - col	4,827.82
06220-000 - Legal fee reimb - drv	1,267.50
06340-000 - Late Fee Income	3,711.48
06350-000 - Legal Fees Reimbursement	41,768.45
06400-000 - Compliance Reimbursement	500.00
06510-000 - Resale Fees	5,185.00
06810-000 - Certified Mail Reimbursement	637.49
06950-000 - LFCA Fees	22,271.97
07150-000 - Legal Fees - COL & DRV	170.00
12500 - Bad Debt Allowance	-36.00
20100 - LF Civic Association payable	30.00
22500 - Prepaid Assessments	-437,839.57
23000 - Unearned assessments	141,284.93
40000 - Assessment Income	1,740,207.77
41500 - Late Fee Income	11,660.94
42000 - Other Income	-4,140.15
42250 - Forced Maintenance Income	650.00
43150 - Resale Service	1,394.00
52000 - Bad Debt Expense	-39,355.38
53500 - Resale Service Expense	8,330.00
54000 - Legal Fees	720.58
54500 - Legal Collections	13,671.40
Total	**1,528,172.69**

AssessmentLabel	Non-Payer	Paid	Partial	**Total**
2024 Annual Assessment	0.00	1,715,090.29	5,956.17	**1,721,046.46**
2025 Annual Assessment	0.00	1,728,230.44	10,648.79	**1,738,879.23**
2026 Annual Assessment	0.00	1,663,865.00	82,757.50	**1,746,622.50**
Total	**0.00**	**5,107,185.73**	**99,362.46**	**5,206,548.19**

AssessmentLabel

Multiple selections

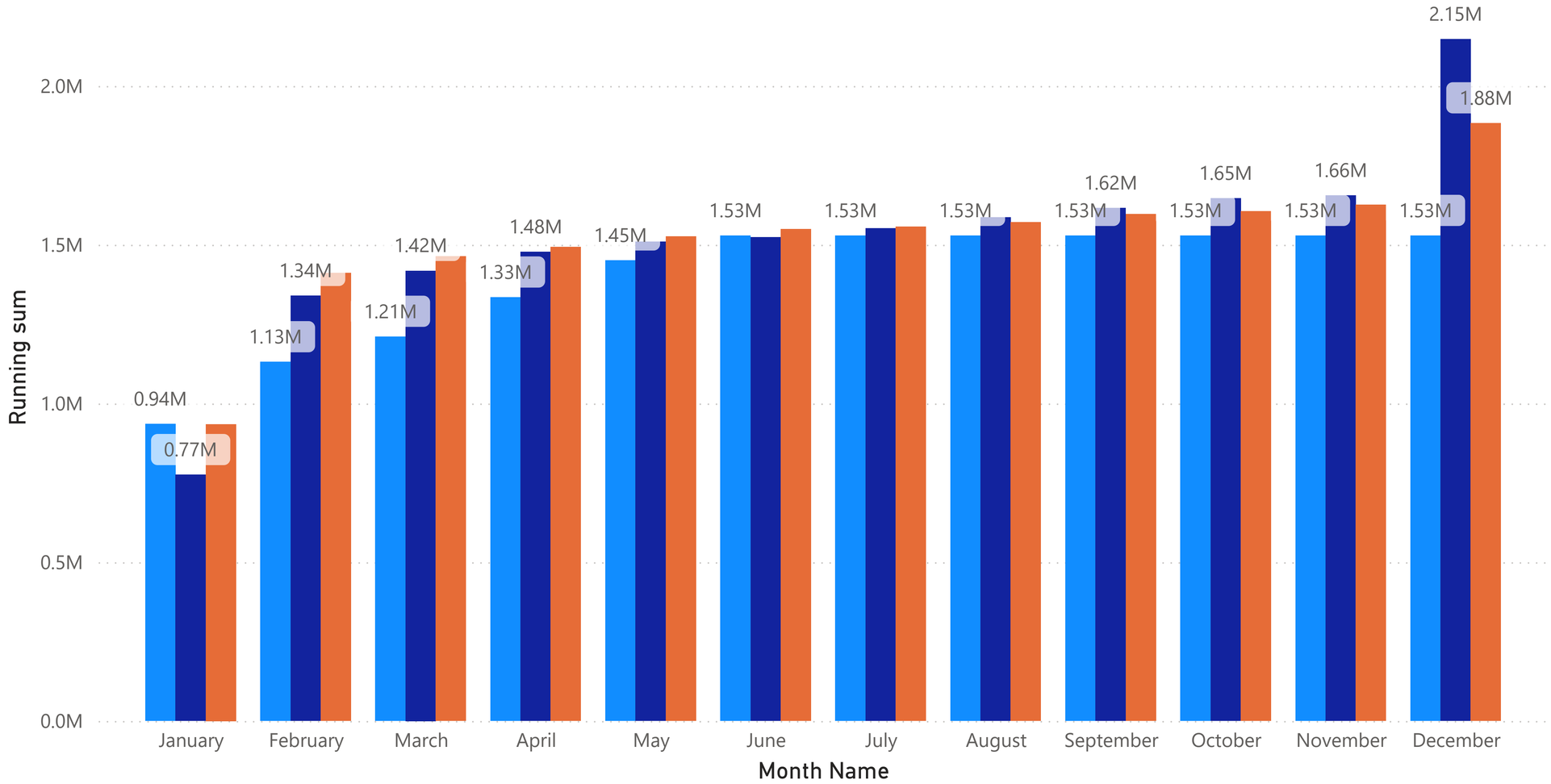
AssessmentLabel	Non-Payer	Paid	Partial
2024 Annual Assessment	3.68%	95.44%	0.88%
2025 Annual Assessment	5.53%	92.62%	1.84%
2026 Annual Assessment	8.56%	84.64%	6.80%
Total	**5.93%**	**90.89%**	**3.18%**

AssessmentLabel	Sum of Total Charges	Sum of Total Paid	Delta
2024 Annual Assessment	1,797,200.29	1,721,046.46	-76,153.83
2025 Annual Assessment	1,866,066.94	1,738,879.23	-127,187.71
2026 Annual Assessment	1,990,352.55	1,746,622.50	-243,730.05
Total	**5,653,619.78**	**5,206,548.19**	**-447,071.59**

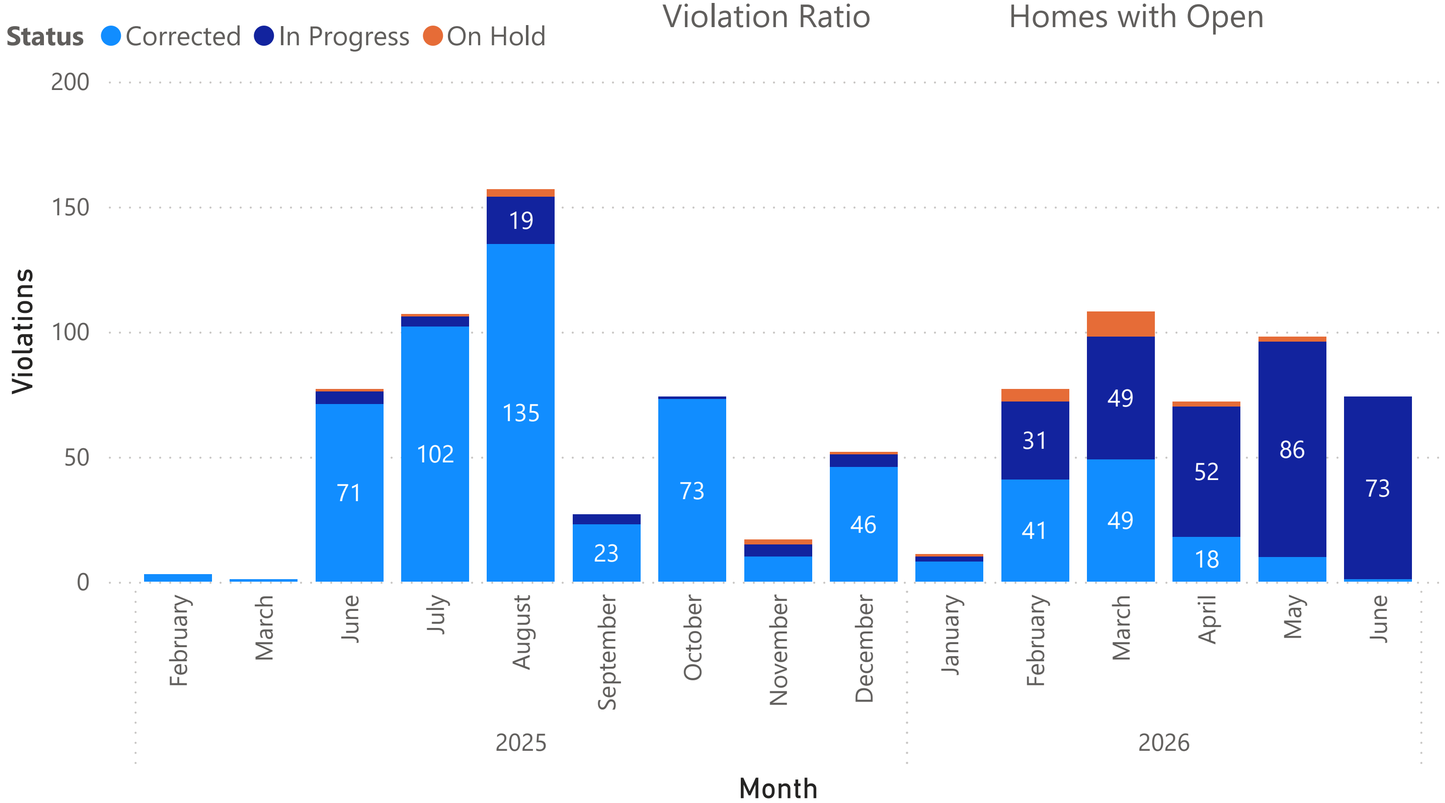
AssessmentLabel	% Paid
2024 Annual Assessment	95.8%
2025 Annual Assessment	93.2%
2026 Annual Assessment	87.8%
Total	**92.1%**

Running sum by Month Name and Year

Year 2026 2025 2024



Violations by Year, Month and Status



10.1%
Violation Ratio

264
Homes with Open

Unit Address

Enter Unit Address

Year	Corrected	In Progress	On Hold	**Total**
2025	**464**	**43**	**8**	**515**
February	3			**3**
March	1			**1**
June	71	5	1	**77**
July	102	4	1	**107**
August	135	19	3	**157**
September	23	4		**27**
October	73	1		**74**
November	10	5	2	**17**
December	46	5	1	**52**
2026	**127**	**293**	**20**	**440**
January	8	2	1	**11**
February	41	31	5	**77**
March	49	49	10	**108**
April	18	52	2	**72**
May	10	86	2	**98**
June	1	73		**74**
Total	**591**	**336**	**28**	**955**

Rule	Corrected	In Progress	On Hold	**Total**
	1			**1**
Commercial Vehicle Parking	4			**4**
Fence Regulations	27	5	2	**34**
General Lot Maintenance	453	283	14	**750**
Holiday Decoration Timeframe	14	5		**19**
Prohibited Vehicle Storage	74	27	1	**102**
Property Damage Repairs	13	13	10	**36**
Restrictions on Detached Structures	2	3	1	**6**
Trash Containers / Recycle Bins - Storage	2			**2**
Total	**591**	**336**	**28**	**955**

35.18%
Open Rate