12/31/2025 – 8/31/2026

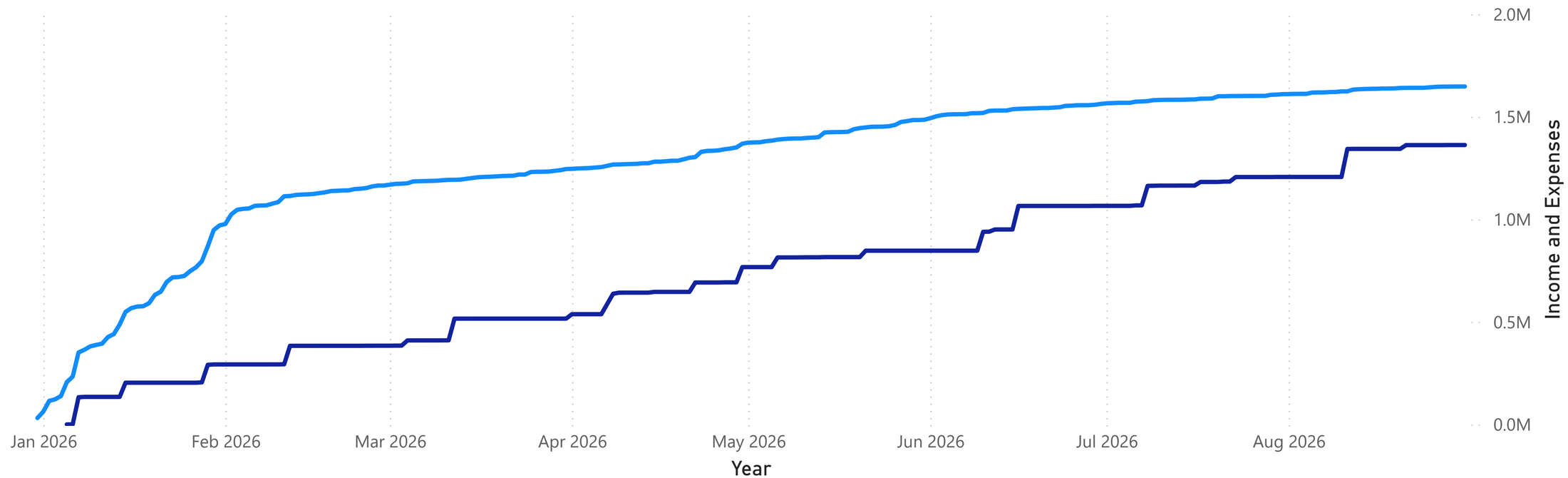
1.65M
Income

285.47K
Delta

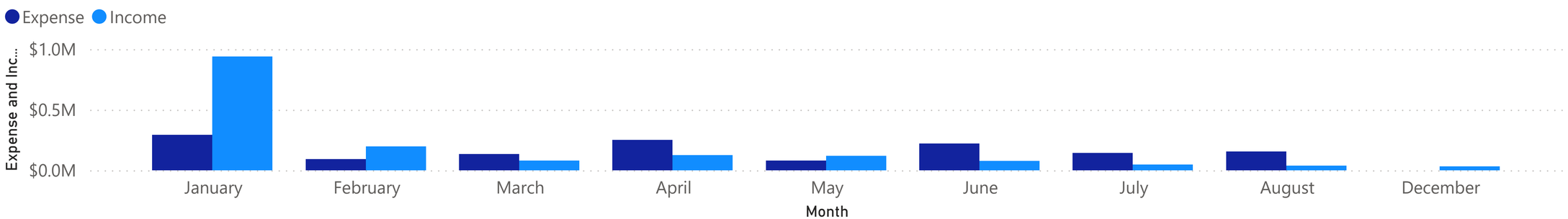
$1.36M
Expenses

520.46
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	**$1,342,203.66**	**512.88**	
Qtr 1	**$515,716.03**	**197.06**	
Qtr 2	**$528,487.31**	**201.94**	
April	**$230,014.55**	**87.89**	
May	**$79,937.13**	**30.55**	
June	**$218,535.63**	**83.51**	
Qtr 3	**$298,000.32**	**113.87**	
July	**$140,958.78**	**53.86**	
August	**$155,574.04**	**59.45**	
09610-000 - Security / Constable Patrol	$36,296.00	13.87	
50000 - Accounting & Bookkeeping	$6,764.85	2.58	
53010 - Postage & Delivery	$1,997.02	0.76	
53100 - Office Equipment Contracts	$135.55	0.05	
54000 - Legal Fees	$327.00	0.12	
54500 - Legal Collections	$13,826.45	5.28	
56500 - Contract Labor	$276.38	0.11	
56600 - Other Staffing Expense	$133.99	0.05	
63000 - Landscaping Contract	$9,855.42	3.77	
63600 - Lake Contract	$220.54	0.08	
67000 - Telephone Service	$295.16	0.11	
68000 - Trash & Recycling	$62,208.48	23.77	
69000 - IT & Website Maintenance	$5,375.97	2.05	
71000 - General Repairs & Maintenance	$185.00	0.07	
83000 - Electricity	$16,997.58	6.50	
85000 - Water & Sewer	$678.65	0.26	
September	**$1,467.50**	**0.56**	
Total	**$1,342,203.66**	**512.88**	

Expense Account	Sum of Amount	Per Household
68000 - Trash & Recycling	$557,783.52	213.14
61000 - Security	$254,072.00	97.09
63000 - Landscaping Contract	$86,352.28	33.00
83000 - Electricity	$83,712.62	31.99
09610-000 - Security / Constable Patrol	$72,592.00	27.74
50000 - Accounting & Bookkeeping	$60,938.65	23.29
16000 - Prepaid Insurance	$46,146.00	17.63
54500 - Legal Collections	$44,788.93	17.11
71300 - Building Repairs & Maintenance	$41,451.88	15.84
20100 - LF Civic Association payable	$21,296.97	8.14
53010 - Postage & Delivery	$14,380.70	5.50
53200 - Computer Software	$11,514.12	4.40
64000 - Pest Control	$8,614.50	3.29
69000 - IT & Website Maintenance	$7,926.99	3.03
76500 - Irrigation System	$7,856.32	3.00
71200 - Signs and Monuments	$6,798.10	2.60
63300 - Landscape Other	$6,075.00	2.32
53000 - General Administrative Expenses	$5,005.49	1.91
71000 - General Repairs & Maintenance	$4,771.94	1.82
54000 - Legal Fees	$4,081.13	1.56
85000 - Water & Sewer	$3,857.30	1.47
40000 - Assessment Income	$3,762.00	1.44
56500 - Contract Labor	$2,462.64	0.94
63600 - Lake Contract	$1,764.32	0.67
67000 - Telephone Service	$1,743.74	0.67
53100 - Office Equipment Contracts	$1,597.60	0.61
56400 - Payroll Expense	$1,233.38	0.47
Total	**$1,363,515.63**	**521.02**

Year	Sum of Charge Amount
2026	**1,616,424.20**
Qtr 1	**1,213,696.57**
Qtr 2	**317,497.12**
April	**123,686.92**
May	**116,718.30**
June	**77,091.90**
Qtr 3	**85,230.51**
July	**47,583.54**
August	**37,491.97**
06150-000 - Late fees	952.00
06210-000 - Legal fee reimb - col	1,118.02
06220-000 - Legal fee reimb - drv	1,324.92
06340-000 - Late Fee Income	1,616.00
06350-000 - Legal Fees Reimbursement	7,618.22
06510-000 - Resale Fees	375.00
06950-000 - LFCA Fees	120.00
07150-000 - Legal Fees - COL & DRV	300.00
12000 - Accounts Receivable	-6,578.40
22500 - Prepaid Assessments	2,119.81
23000 - Unearned assessments	7,057.00
40000 - Assessment Income	17,388.48
41000 - Finance Charge Income	-177.00
41500 - Late Fee Income	633.00
42000 - Other Income	315.47
43150 - Resale Service	2,025.00
52000 - Bad Debt Expense	-2,681.00
54500 - Legal Collections	3,965.45
September	**155.00**
Total	**1,616,424.20**

Cash Account / Income Account	Sum of Charge Amount
06105-000 - Maintenance fees	0.00
06140-000 - Transfer fees	0.00
06150-000 - Late fees	13,882.96
06210-000 - Legal fee reimb - col	6,294.31
06220-000 - Legal fee reimb - drv	2,719.92
06340-000 - Late Fee Income	5,832.98
06350-000 - Legal Fees Reimbursement	54,023.26
06380-000 - Owner NSF Fees	30.00
06400-000 - Compliance Reimbursement	500.00
06510-000 - Resale Fees	8,810.00
06810-000 - Certified Mail Reimbursement	637.49
06950-000 - LFCA Fees	22,496.97
07150-000 - Legal Fees - COL & DRV	470.00
12000 - Accounts Receivable	-6,578.40
12500 - Bad Debt Allowance	-36.00
20100 - LF Civic Association payable	30.00
22500 - Prepaid Assessments	-436,530.02
23000 - Unearned assessments	161,592.32
40000 - Assessment Income	1,787,442.19
41000 - Finance Charge Income	-177.00
41500 - Late Fee Income	13,761.94
42000 - Other Income	-3,674.68
42250 - Forced Maintenance Income	650.00
43150 - Resale Service	3,909.00
52000 - Bad Debt Expense	46,443.83
Total	**1,616,424.20**

$618.37

Income per House

AssessmentLabel	Paid	Partial	**Total**
2024 Annual Assessment	1,719,230.29	5,713.46	**1,724,943.75**
2025 Annual Assessment	1,738,310.44	10,087.34	**1,748,397.78**
2026 Annual Assessment	1,702,805.00	94,051.74	**1,796,856.74**
Total	**5,160,345.73**	**109,852.54**	**5,270,198.27**

AssessmentLabel	Non-Payer	Paid	Partial
2024 Annual Assessment	3.57%	95.67%	0.77%
2025 Annual Assessment	5.15%	93.16%	1.69%
2026 Annual Assessment	7.03%	86.59%	6.38%
Total	**5.25%**	**91.80%**	**2.95%**

AssessmentLabel	Charges	Paid	Delta
2024 Annual Assessment	1,797,200.29	1,724,943.75	-72,256.54
2025 Annual Assessment	1,866,066.94	1,748,397.78	-117,669.16
2026 Annual Assessment	1,990,352.55	1,796,856.74	-193,495.81
Total	**5,653,619.78**	**5,270,198.27**	**-383,421.51**

AssessmentLabel	% Paid
2024 Annual Assessment	96.0%
2025 Annual Assessment	93.7%
2026 Annual Assessment	90.3%
Total	**93.2%**

2,614

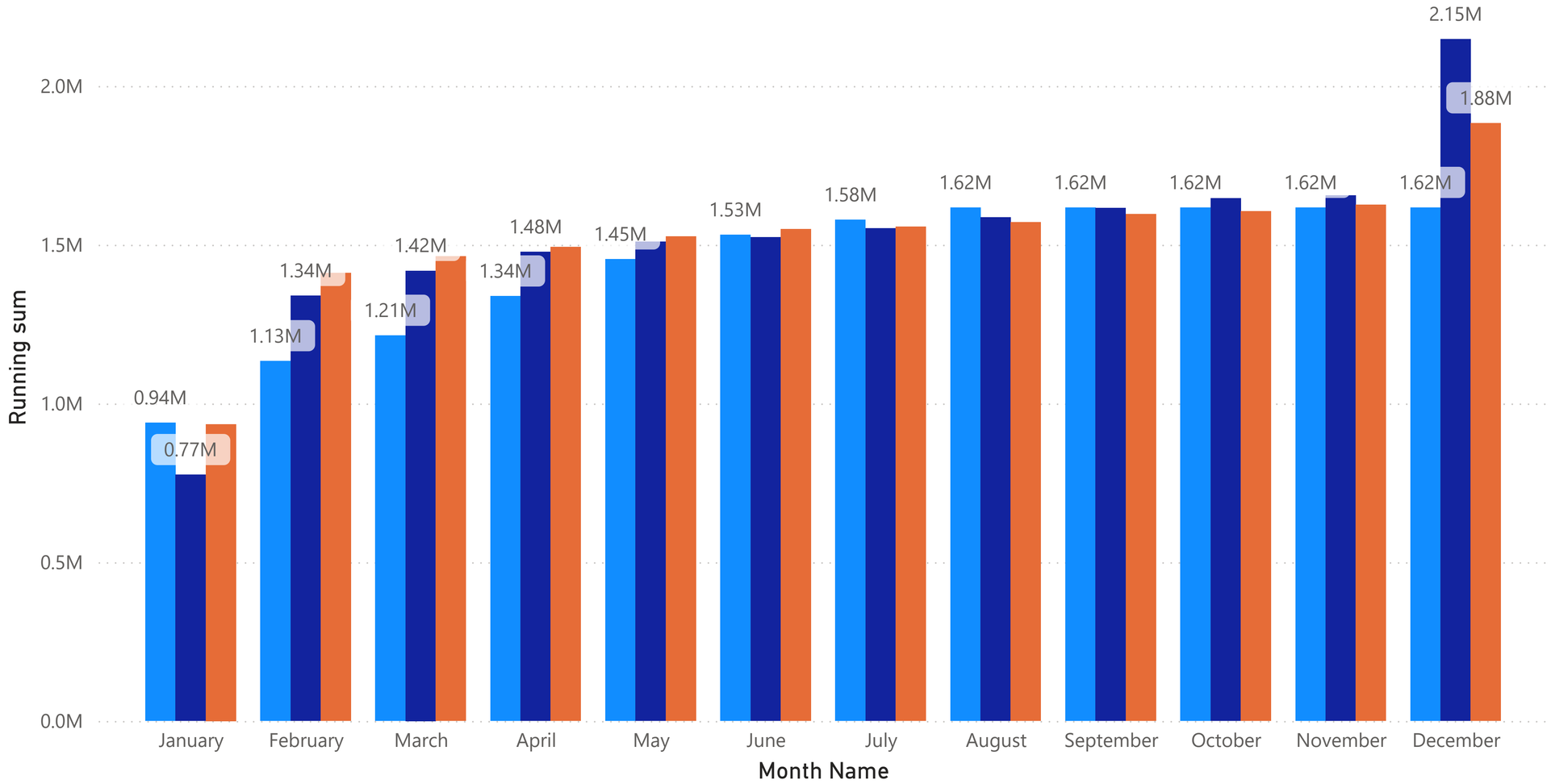
AssessmentLabel

Multiple selections

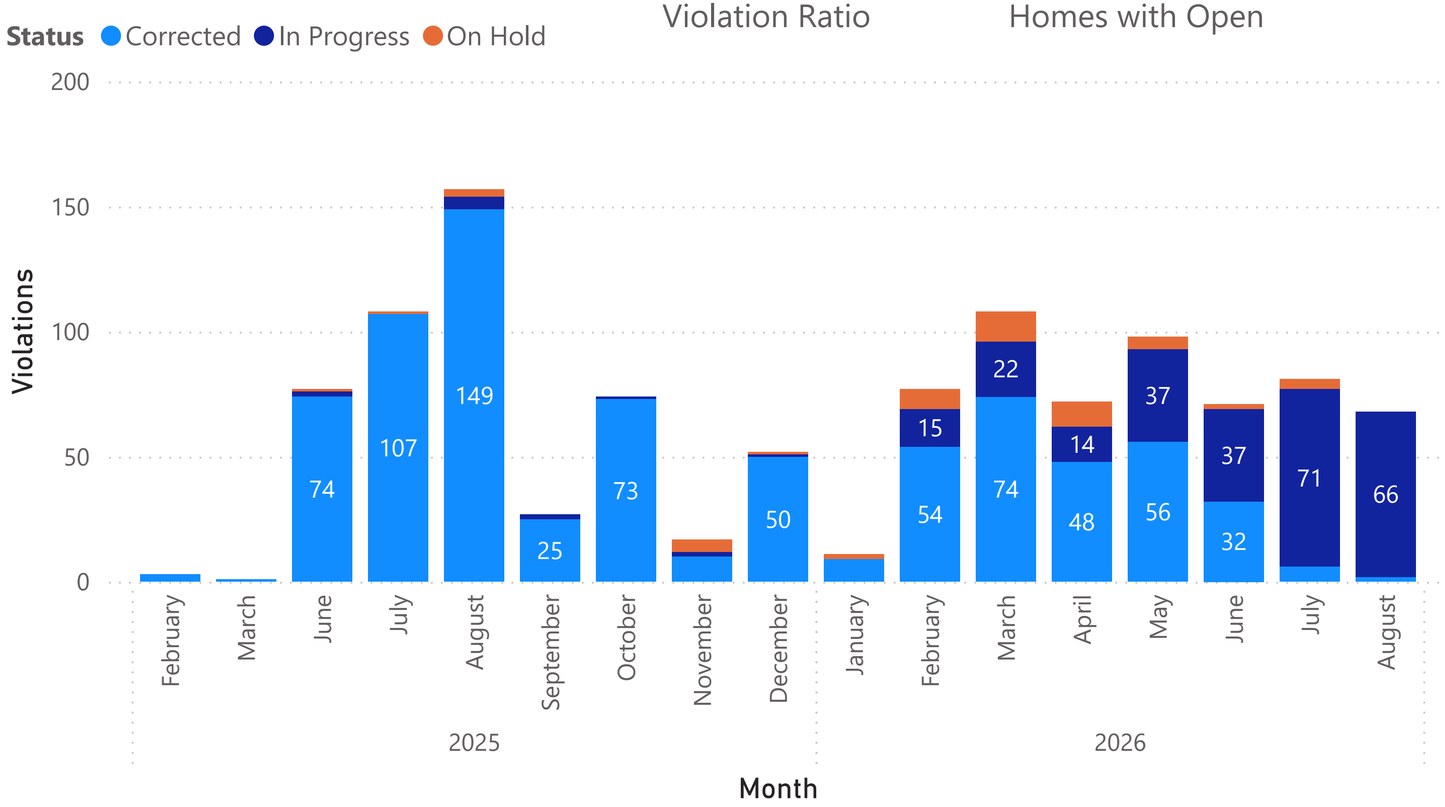
Section	2024 Annual Assessment	2025 Annual Assessment	2026 Annual Assessment	**Total**
Lakeview Place	100.0%	100.0%	100.0%	**100.0%**
Lakewood Forest Sec 17	100.0%	95.2%	95.0%	**96.7%**
Lakewood Forest Sec 8	98.1%	95.9%	95.0%	**96.3%**
Lakewood Forest Sec 15	97.7%	95.6%	94.9%	**96.0%**
Lakewood Forest Sec 18	100.0%	95.0%	92.2%	**95.6%**
Lakewood Forest Patio Homes	98.0%	96.4%	91.1%	**95.0%**
Lakewood Forest Sec 11	97.1%	95.1%	91.1%	**94.3%**
Lakewood Forest Sec 12	96.1%	94.4%	91.6%	**94.0%**
Lakewood Forest Sec 2	96.2%	95.0%	90.7%	**93.9%**
Lakewood Forest Sec 6	97.0%	94.5%	90.3%	**93.8%**
Lakewood Forest Sec 9	93.7%	93.4%	91.0%	**92.7%**
Lakewood Forest Sec 14	94.6%	92.6%	89.8%	**92.3%**
Lakewood Forest Sec 10	95.2%	92.5%	88.5%	**92.0%**
Lakewood Forest Sec 1	95.7%	92.3%	88.0%	**91.9%**
Lakewood Forest Sec 5	94.2%	92.9%	87.5%	**91.4%**
Lakewood Forest Sec 3	93.8%	91.6%	87.6%	**90.9%**
Lakewood Forest Sec 7	85.2%	85.2%	88.9%	**86.5%**

Running sum by Month Name and Year

Year 2026 2025 2024



Violations by Year, Month and Status



8.4%
Violation Ratio

219
Homes with Open

Unit Address

Enter Unit Address

Section

All

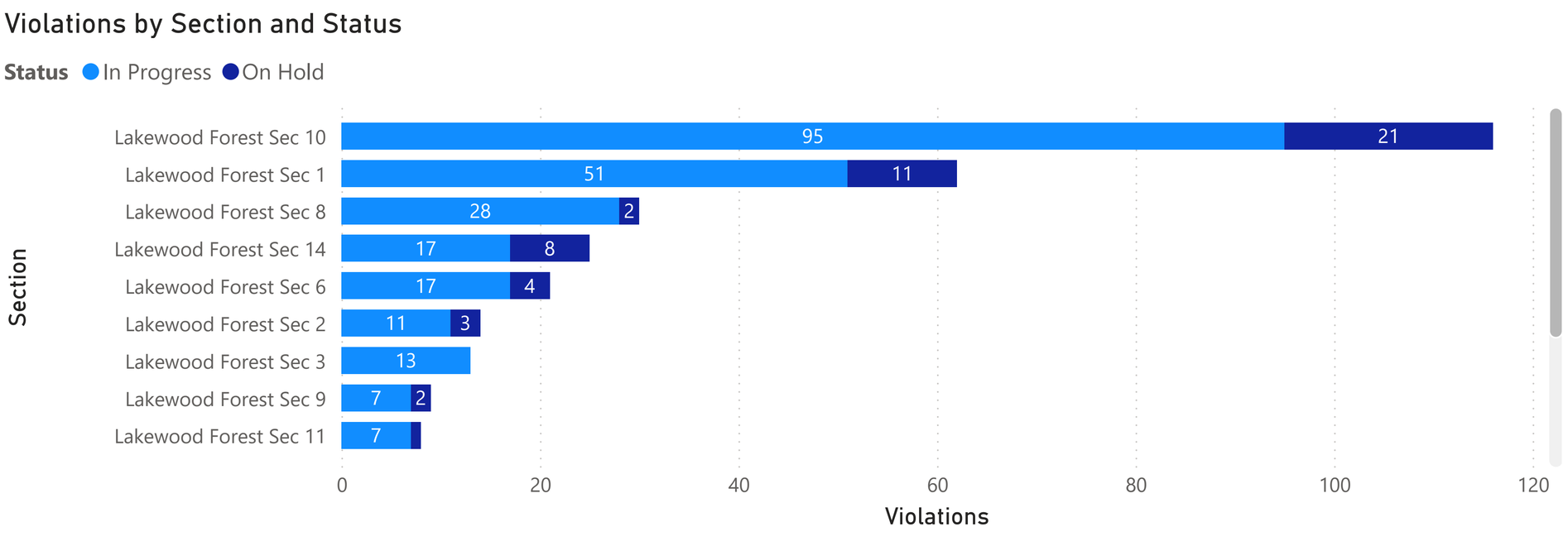
Rule	Corrected	In Progress	On Hold	**Total**
	1			**1**
Commercial Vehicle Parking	4			**4**
Fence Regulations	29	8	1	**38**
General Lot Maintenance	611	226	42	**879**
Holiday Decoration Timeframe	19			**19**
Prohibited Vehicle Storage	87	25	2	**114**
Property Damage Repairs	16	14	8	**38**
Restrictions on Detached Structures	3	2	1	**6**
Trash Containers/ Recycle Bins - Storage	2			**2**
Total	**773**	**275**	**54**	**1102**

24.95%
Open Rate

Year	Corrected	In Progress	On Hold	**Total**
2025	**492**	**13**	**11**	**516**
February	3			**3**
March	1			**1**
June	74	2	1	**77**
July	107		1	**108**
August	149	5	3	**157**
September	25	2		**27**
October	73	1		**74**
November	10	2	5	**17**
December	50	1	1	**52**
2026	**281**	**262**	**43**	**586**
January	9		2	**11**
February	54	15	8	**77**
March	74	22	12	**108**
April	48	14	10	**72**
May	56	37	5	**98**
June	32	37	2	**71**
July	6	71	4	**81**
August	2	66		**68**
Total	**773**	**275**	**54**	**1102**

Section	Violation Ratio
Lakewood Forest Sec 8	22.6%
Lakewood Forest Sec 10	17.3%
Lakewood Forest Sec 3	16.7%
Lakewood Forest Sec 7	14.8%
Lakewood Forest Sec 1	9.9%
Lakewood Forest Sec 6	8.0%
Lakewood Forest Sec 5	7.1%
Lakewood Forest Sec 2	6.3%
Lakewood Forest Patio Homes	5.9%
Lakewood Forest Sec 14	4.9%
Lakewood Forest Sec 15	3.2%
Lakewood Forest Sec 9	1.9%
Lakewood Forest Sec 11	1.2%
Lakewood Forest Sec 12	1.0%
Total	**8.4%**

Section	Corrected	In Progress	On Hold	**Total**
Lakewood Forest Sec 10	197	95	21	**313**
Lakewood Forest Sec 1	191	51	11	**253**
Lakewood Forest Sec 14	64	17	8	**89**
Lakewood Forest Sec 6	57	17	4	**78**
Lakewood Forest Sec 11	47	7	1	**55**
Lakewood Forest Sec 8	23	28	2	**53**
Lakewood Forest Sec 2	36	11	3	**50**
Lakewood Forest Sec 7	27	6	1	**34**
Lakewood Forest Sec 15	27	5	1	**33**
Lakewood Forest Sec 5	27	6		**33**
Lakewood Forest Patio Homes	23	7		**30**
Lakewood Forest Sec 3	15	13		**28**
Lakewood Forest Sec 12	17	5		**22**
Lakewood Forest Sec 9	13	7	2	**22**
Lakewood Forest Sec 17	8			**8**
Lakewood Forest Sec 18	1			**1**
Total	**773**	**275**	**54**	**1102**

Rule	Count
Restrictions on Detached Structures	3
Fence Regulations	9
Property Damage Repairs	22
Prohibited Vehicle Storage	27
General Lot Maintenance	268
Total	**329**

Violations by Section and Status