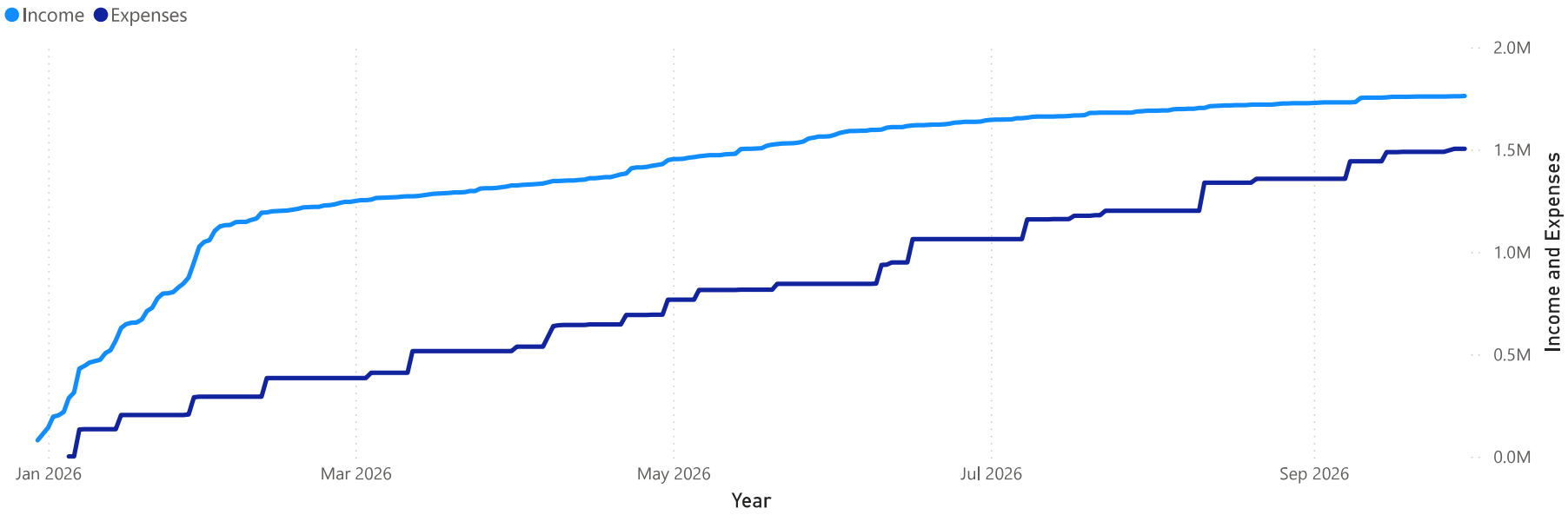
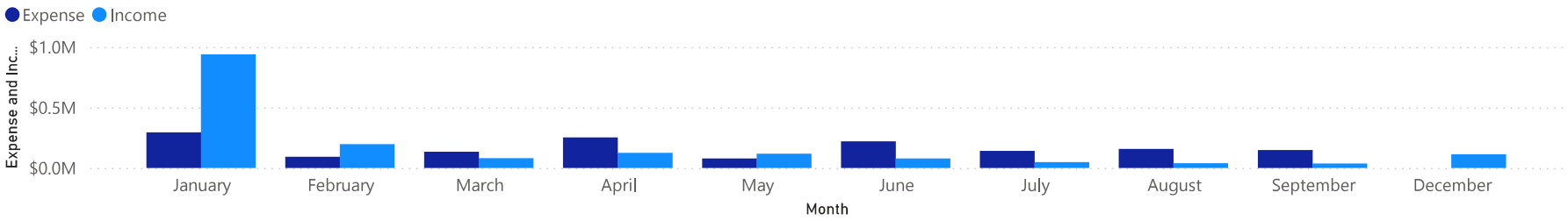
12/30/2025 – 9/30/2026

1.76M	257.13K	$1.50M	574.88
Income	Delta	Expenses	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	**$1,483,798.66**	**566.98**	
Qtr 1	**$515,716.03**	**197.06**	
Qtr 2	**$526,269.59**	**201.10**	
April	**$230,005.59**	**87.89**	
May	**$77,728.60**	**29.70**	
June	**$218,535.40**	**83.51**	
Qtr 3	**$441,171.00**	**168.58**	
July	**$138,519.36**	**52.93**	
August	**$155,574.04**	**59.45**	
September	**$147,077.60**	**56.20**	
08370-000 - Office Improvements	$185.00	0.07	
08645-000 - Lake Management Contract	$220.54	0.08	
40000 - Assessment Income	$170.00	0.06	
50000 - Accounting & Bookkeeping	$10,771.75	4.12	
53100 - Office Equipment Contracts	$166.58	0.06	
53200 - Computer Software	$942.55	0.36	
54500 - Legal Collections	$19,144.92	7.32	
56500 - Contract Labor	$866.26	0.33	
63000 - Landscaping Contract	$19,241.54	7.35	
63300 - Landscape Other	$9,066.07	3.46	
64000 - Pest Control	$2,489.10	0.95	
67000 - Telephone Service	$295.16	0.11	
68000 - Trash & Recycling	$62,208.48	23.77	
69000 - IT & Website Maintenance	$1,227.53	0.47	
71000 - General Repairs & Maintenance	$2,014.02	0.77	
83000 - Electricity	$16,772.05	6.41	
85000 - Water & Sewer	$1,296.05	0.50	
Total	**$1,483,798.66**	**566.98**	

Expense Account	Sum of Amount	Per Household
68000 - Trash & Recycling	$619,992.00	236.91
61000 - Security	$254,072.00	97.09
63000 - Landscaping Contract	$105,593.82	40.35
83000 - Electricity	$100,299.35	38.33
09610-000 - Security / Constable Patrol	$72,592.00	27.74
50000 - Accounting & Bookkeeping	$71,710.40	27.40
54500 - Legal Collections	$63,933.85	24.43
16000 - Prepaid Insurance	$46,146.00	17.63
71300 - Building Repairs & Maintenance	$41,451.88	15.84
20100 - LF Civic Association payable	$21,296.97	8.14
63300 - Landscape Other	$15,141.07	5.79
53010 - Postage & Delivery	$14,380.70	5.50
53200 - Computer Software	$12,887.34	4.92
64000 - Pest Control	$11,103.60	4.24
76500 - Irrigation System	$7,856.32	3.00
71200 - Signs and Monuments	$6,798.10	2.60
71000 - General Repairs & Maintenance	$6,785.96	2.59
53000 - General Administrative Expenses	$5,005.49	1.91
69000 - IT & Website Maintenance	$4,289.49	1.64
85000 - Water & Sewer	$4,223.65	1.61
54000 - Legal Fees	$4,081.13	1.56
40000 - Assessment Income	$3,932.00	1.50
56500 - Contract Labor	$3,328.90	1.27
67000 - Telephone Service	$2,038.90	0.78
63600 - Lake Contract	$1,764.32	0.67
53100 - Office Equipment Contracts	$1,764.18	0.67
56400 - Payroll Expense	$1,233.38	0.47
Total	**$1,505,110.63**	**575.13**

Year	Sum of Charge Amount
2026	**1,651,167.41**
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	**119,603.72**
July	**47,583.54**
August	**37,491.97**
September	**34,528.21**
06150-000 - Late fees	608.55
06210-000 - Legal fee reimb - col	764.72
06340-000 - Late Fee Income	368.00
06350-000 - Legal Fees Reimbursement	493.39
06380-000 - Owner NSF Fees	35.00
06810-000 - Certified Mail Reimbursement	35.00
06950-000 - LFCA Fees	105.00
07150-000 - Legal Fees - COL & DRV	524.72
22500 - Prepaid Assessments	9.30
23000 - Unearned assessments	11,796.58
40000 - Assessment Income	18,781.72
41500 - Late Fee Income	993.55
43150 - Resale Service	1,650.00
52000 - Bad Debt Expense	-3,337.00
53500 - Resale Service Expense	150.00
54500 - Legal Collections	1,549.68
Qtr 4	**370.00**
October	**370.00**
Total	**1,651,167.41**

Cash Account / Income Account	Sum of Charge Amount
06105-000 - Maintenance fees	0.00
06140-000 - Transfer fees	0.00
06150-000 - Late fees	14,491.51
06210-000 - Legal fee reimb - col	7,059.03
06220-000 - Legal fee reimb - drv	2,719.92
06340-000 - Late Fee Income	6,200.98
06350-000 - Legal Fees Reimbursement	54,516.65
06380-000 - Owner NSF Fees	65.00
06400-000 - Compliance Reimbursement	500.00
06510-000 - Resale Fees	8,810.00
06810-000 - Certified Mail Reimbursement	672.49
06950-000 - LFCA Fees	22,601.97
07150-000 - Legal Fees - COL & DRV	994.72
12000 - Accounts Receivable	-6,578.40
12500 - Bad Debt Allowance	-36.00
20100 - LF Civic Association payable	30.00
22500 - Prepaid Assessments	-437,147.90
23000 - Unearned assessments	174,019.40
40000 - Assessment Income	1,806,380.59
41000 - Finance Charge Income	-177.00
41500 - Late Fee Income	14,810.49
42000 - Other Income	-3,674.68
42250 - Forced Maintenance Income	650.00
43150 - Resale Service	5,559.00
[illegible]	[illegible]
Total	**1,651,167.41**

$631.66

Income per House

AssessmentLabel	Paid	Partial	**Total**
2024 Annual Assessment	1,724,060.29	4,986.13	**1,729,046.42**
2025 Annual Assessment	1,743,666.94	10,630.68	**1,754,297.62**
2026 Annual Assessment	1,739,455.33	78,486.88	**1,817,942.21**
Total	**5,207,182.56**	**94,103.69**	**5,301,286.25**

AssessmentLabel	Non-Payer	Paid	Partial
2024 Annual Assessment	3.37%	95.94%	0.69%
2025 Annual Assessment	4.84%	93.47%	1.69%
2026 Annual Assessment	6.57%	88.24%	5.19%
Total	**4.93%**	**92.54%**	**2.53%**

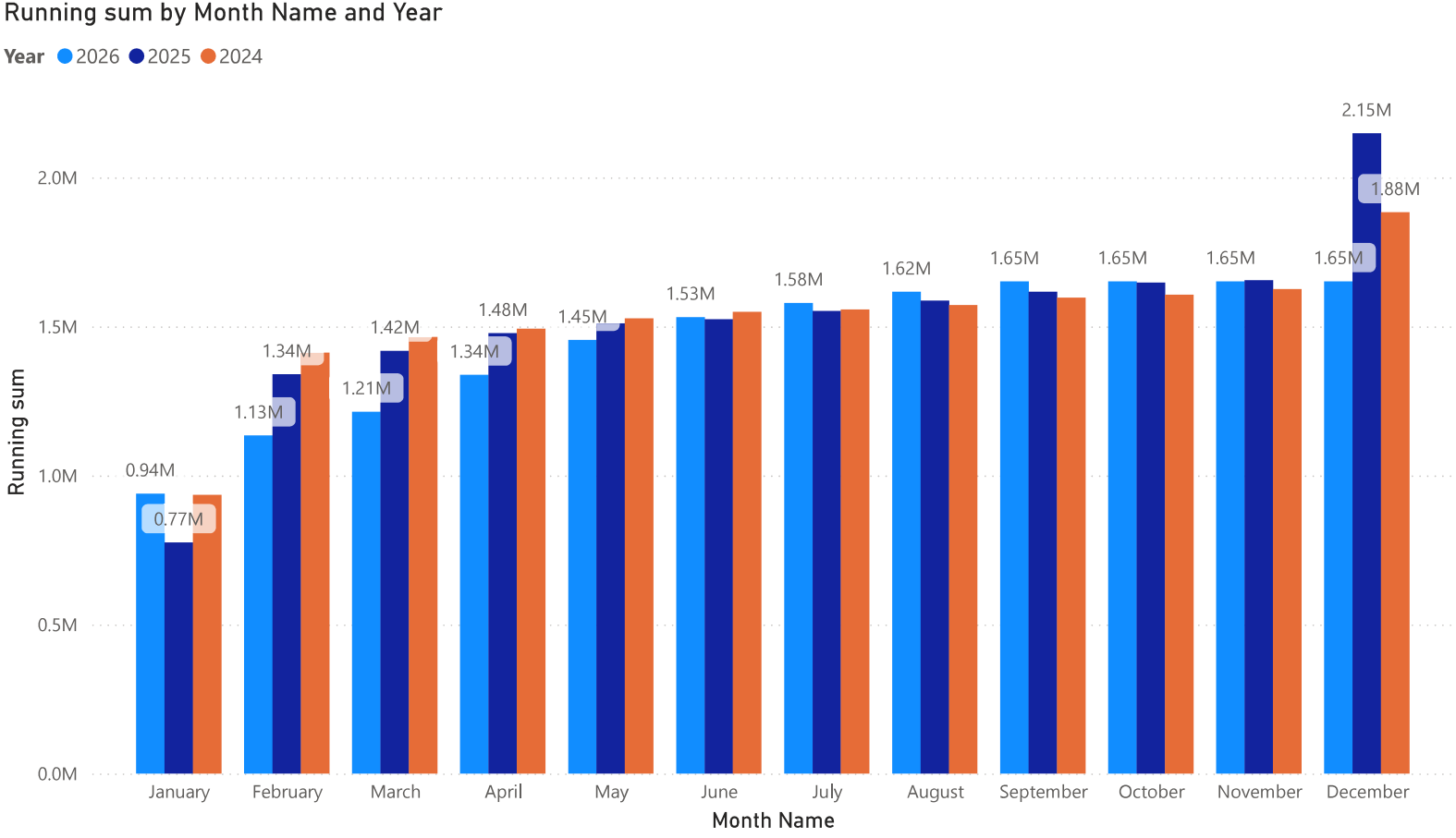
AssessmentLabel	Charges	Paid	Delta
2024 Annual Assessment	1,797,200.29	1,729,046.42	-68,153.87
2025 Annual Assessment	1,866,066.94	1,754,297.62	-111,769.32
2026 Annual Assessment	1,990,352.55	1,817,942.21	-172,410.34
Total	**5,653,619.78**	**5,301,286.25**	**-352,333.53**

AssessmentLabel	% Paid
2024 Annual Assessment	96.2%
2025 Annual Assessment	94.0%
2026 Annual Assessment	91.3%
Total	**93.8%**

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 18	100.0%	99.1%	92.7%	**97.2%**
Lakewood Forest Sec 15	98.4%	96.3%	96.7%	**97.1%**
Lakewood Forest Sec 8	99.0%	96.3%	95.3%	**96.8%**
Lakewood Forest Sec 17	100.0%	95.2%	95.0%	**96.7%**
Lakewood Forest Patio Homes	98.0%	96.4%	92.0%	**95.4%**
Lakewood Forest Sec 11	97.5%	95.6%	93.2%	**95.3%**
Lakewood Forest Sec 12	96.1%	94.8%	92.5%	**94.4%**
Lakewood Forest Sec 6	97.0%	94.5%	91.4%	**94.2%**
Lakewood Forest Sec 2	96.2%	95.0%	90.7%	**93.9%**
Lakewood Forest Sec 9	93.7%	93.4%	91.9%	**93.0%**
Lakewood Forest Sec 14	95.0%	93.2%	90.6%	**92.9%**
Lakewood Forest Sec 10	95.3%	92.7%	89.5%	**92.4%**
Lakewood Forest Sec 1	95.7%	92.3%	89.1%	**92.3%**
Lakewood Forest Sec 5	94.2%	92.9%	87.5%	**91.4%**
Lakewood Forest Sec 3	93.8%	91.6%	88.3%	**91.2%**
Lakewood Forest Sec 7	88.9%	88.9%	92.6%	**90.2%**

Running sum by Month Name and Year