THE LAKES OF WOODBRIDGE CONDOMINIUM ASSOCIATION
2026 APPROVED BUDGET

INCOME:		
Association Fee Income	$ 893,400.00	
TOTAL INCOME		$ 893,400.00
EXPENSES:		
Lawn Maintenance	$ 74,760.00	
Weeding	$ 15,000.00	
Shrub Trimming w/ornamentals	$ 24,000.00	
Flower Care	$ 5,800.00	
Lawn Chemicals	$ 6,000.00	
Spring/Fall Cleanup	$ 22,000.00	
Sprinkler parts & labor	$ 20,000.00	
Aerator parts & labor	$ 3,000.00	
Aerator storage	$ 3,800.00	
Lake Chemicals	$ 7,000.00	
Other Contractors	$ 50,000.00	
Structural Repairs	$ 20,000.00	
Roof Repair	$ 2,000.00	
Drywall Repair	$ 12,000.00	
Garage Door Repair	$ 7,500.00	
Power Wash Maintenance	$ 10,000.00	
Snow Chemicals	$ 3,540.00	
Snow Removal Roads/Drives	$ 27,000.00	
Snow Removal Walks/Steps	$ 6,000.00	
Snow Removal Roofs	$ 10,000.00	
Trash Removal	$ 14,400.00	
Water	$ 30,000.00	
Electric	$ 13,000.00	
Accounting	$ 2,000.00	
Consulting fees - Legal	$ 6,000.00	
Office Supplies/Postage	$ 3,000.00	
Management Fees	$ 33,480.00	
Monthly Reserve Fee	$ 328,956.00	
Federal Income Taxes	$ 8,000.00	
Service Charges/Miscellaneous	$ 360.00	
Pest Control	$ 4,800.00	
Tree Trim/Remove/Replace	$ 15,000.00	
Gutter Cleaning/Drain Maintenance	$ 12,000.00	
Insurance	$ 93,004.00	
TOTAL EXPENSES		$ 893,400.00
NET INCOME (LOSS)		$ -