Miami Lakes Lake Cynthia 2025 Financials and Proposed 2026 Budget

	Budgets	Expenses		2025 Budget	actual 11.30.25	est 12.31.25	Variance		Proposed 2026 Budget	
A	General	Fees/Taxes/BankCharges		100.00	$ (181.75)		$ (81.75)		100.00	
		Insurances (General Liability, D&O, Crime)		6000.00	$ (6,083.58)		$ (83.58)		6000.00	
		Postage, copies, office supplies		170.00	$ (192.00)		$ (22.00)		***200.00***	
		Internet expenses (Zoom, Go Daddy)		500.00	$ (363.78)		$ 136.22		500.00	
		Professional Fees		400.00	$ (2,089.25)		$ (1,689.25)		400.00	
	72	**Subtotal**		**7170.00**	$ (8,910.36)		$ (1,740.36)		**7200.00**	100 X72
B	Townhomes	Landsape contract		7200.00	$ (6,600.00)	$ (600.00)	$ -		7200.00	
		Landscape Other (Mulch, Trims)		1000.00		$ (1,000.00)	$ -		1000.00	
		Landscape Weed Control		1800.00	$ (1,200.00)		$ 600.00		***1200.00***	
		Landscape Tree Trimming		4000.00	$ (1,400.00)		$ 2,600.00		4000.00	
		Maintenance (Pressure cleaning, Drains)		2000.00	$ (1,350.00)		$ 650.00		2000.00	
		Electric Parking Lot Lights		2700.00	$ (2,594.99)		$ 105.01		2700.00	
		General Maintenance (as needed)		15430.00	$ (8,669.38)	$ (7,600.00)	$ (839.38)		***18500.00***	
		Gift Cards		215.00		$ (215.00)	$ -		215.00	
	36	**Subtotal**		**34345.00**	$ (21,814.37)	$ (9,415.00)	$ 3,115.63		**36815.00**	1022.64 X36
C	Lake Properties	Electric for Fountains		4200.00	$ (3,498.33)	$ (335.00)	$ 366.67		4200.00	
		Lake contract		3852.00	$ (3,531.00)	$ (321.00)	$ -		3852.00	
		Lake Capital Improvements						$ -		
		Misc Lake Maintenance			$ (1,581.06)		$ (1,581.06)		***1500.00***	
	55	**Subtotal**		**8052.00**	$ (8,610.39)	$ (656.00)	$ (1,214.39)		**9552.00**	173.67 X55
D	SF Wall Homes	Wall maintenance	reserves	750.00					750.00	
	15	**Subtotal**		**750.00**		$ (750.00)	$ -		**750.00**	50.00 X15
		Total		**50317.00**	**$ (39,335.12)**	**$ (10,821.00)**	$ 160.88		**54317.00**	

2026 Dues Calculations

			A	B	C	D	actual	roundup	**Total**
	34	T Homes	100	1022.64	173.67	0.00	1296.31	1297.00	41752.00
dry lots	2	T Homes	100	1022.64	0.00	0.00	1122.64	1123.00	2108.00
	21	SFH Lake	100	0.00	173.67	0.00	273.67	274.00	5754.00
	15	SFH Wall	100	0.00	0.00	50.00	150	150.00	2250.00
									54348.00

Reserves as of January 1,2025			**Estimated 2026**
General	6589.03	-1548.36	5040.67
Townhomes	65383.24	-50250.00	15133.24
Lake	24533.53	-1214.39	23319.14
SFH Wall	520.45	750.00	1270.45
	97026.25		**44763.50**