LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - CONSOLIDATED

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
INCOME					
ASSESSMENTS					
30100 - Assessments	1,173,000	879,908	1,188,252	1,463,024	290,024
OTHER INCOME					
30171 - Owner Late Fees	0	3,605	4,807	0	0
30260 - Miscellaneous Income	0	4,723	6,298	0	0
30261 - AT&T/Quantum Fiber Rebate	0	0	0	0	0
30263 - Social Committee Income	0	300	400	0	0
30270 - Interest Income	0	2,998	3,997	0	0
30274 - Interest Income Owner	0	2,422	3,229	0	0
30276 - Interest Income Cap Con	0	52	69	0	0
30347 - Gate/Door Openers	0	940	1,253	0	0
30400 - Sales and Lease Applications	0	0	0	0	0
TOTAL OTHER INCOME	0	15,041	20,054	0	0
30304 - Interfund Allocation-Profit	0	0	0	0	0
TOTAL INCOME	**1,173,000**	**894,949**	**1,208,306**	**1,463,024**	**290,024**
EXPENSES					
ADMINISTRATION					
51030 - Office Expense	5,000	10,210	13,613	3,000	-2,000
51031 - Lease and Sales Applications	2,000	3,450	4,600	0	-2,000
51035 - Website And Its IT Services	5,500	2,839	8,385	6,500	1,000
51060 - Licenses & Permits	0	500	667	600	600
51067 - Annual Fees-Corp	1,750	0	0	1,025	-725
51110 - Annual Audit	9,000	4,493	5,991	6,000	-3,000
51111 - Accounting Fees	2,500	0	0	26,000	23,500
51120 - Management Contract	60,000	41,297		20,000	
51125 - Management Admin Fees	0	0	55,063	4,000	-40,000
60803 - Reserve Study	3,500	0	0	0	-3,500
61754 - Lake Study	7,500	0	0	0	-7,500
TOTAL ADMINISTRATION	**96,750**	**62,789**	**88,319**	**67,125**	**-33,625**
BUILDING MAINTENACE					
61060 - Janitorial Service	20,000	19,820	26,427	36,500	16,500
61061 - Janitorial Supplies	3,000	0	0	4,000	1,000
61173 - Fitness Equipment Maint	2,000	1,796	2,395	3,000	1,000
61470 - Pressure Washing Cleaning	0	2,104	2,805	20,800	20,800
61200 - Building Maintenance and Repairs	148,120	200,848	267,797	45,000	-103,120
61225 - Roof Maintenance and Repairs	0	0	0	32,500	32,500
61227 - Roof A Cide	0	0	0	0	0
61236 - Holiday Lighting	5,000	4,880	6,507	5,000	0
61238 - Gate Maintenance & Repair	12,000	28,336	37,781	3,000	-9,000
61240 - Gate Access and App License	0	0	0	12,000	12,000
61300 - Sewer and AC Condensate Lines	2,700	1,760	2,347	14,150	11,450
61463 - Gutter Maintenance	0	0	0	7,000	7,000
61633 - Fire Systems Inspection/Repair (37 units)	58,500	51,612	68,816	58,000	-500
61575 - HVAC Service Contract	0	1,416	1,888	2,500	2,500

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - CONSOLIDATED

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
TOTAL BUILDING	**251,320**	**312,572**	**416,763**	**243,450**	**-7,870**
GROUNDS - MAINTENANCE					
61178 - Landscape Maintenance Contract	95,000	90,768	121,024	125,000	30,000
61182 - Mulching and Pine Straw	25,000	24,386	32,515	25,100	100
61183 - Tree Pruning	15,000	15,062	20,083	16,000	1,000
61184 - Annuals	0	2,091	2,788	6,000	6,000
61570 - Landscape - Repair and Replace	36,000	30,975	41,300	54,000	18,000
61572 - Landscape - Drainage/Tree Root Repairs	14,000	4,139	5,519	0	-14,000
61576 - Fertilizer, Weed Control	17,000	-6,540	-8,720	0	-17,000
61752 - Lake Management	5,500	7,132	9,509	20,000	14,500
61771 - Irrigation Repairs	10,500	8,326	11,101	1,500	-9,000
61772 - Irrigation Contract	9,500	0	0	0	-9,500
61751 - Fountain Repairs	10,000	14,581	19,441	10,000	0
61777 - Preserve Conservation	3,000	0	0	3,000	0
61954 - Building Pest Control	18,600	18,455	24,607	21,550	2,950
78000 - Hurricane Expenses	12,000	0	0	12,000	0
TOTAL GROUNDS	**271,100**	**209,375**	**279,167**	**294,150**	**23,050**
MAINTENANCE					
70000 Pavers - Repair and Maintenance	4,000	950	1,267	0	-4,000
TOTAL Maintenance	4,000	950	1,267	0	-4,000
ACTIVITIES					
71800 - Activities/Social	5,000	5,215	6,953	5,000	0
TOTAL ACTIVITIES	**5,000**	**5,215**	**6,953**	**5,000**	**0**
INSURANCE					
6621.6 - Insurance	210,910	146,708	195,611	205,000	-5,910
Insurance Appraisal	2,400	2,030	2,707	605	-1,795
TOTAL INSURANCE	**213,310**	**148,738**	**198,317**	**205,605**	**-7,705**
INTERFUND TRANSFER					
79999 - Interfund Allocation-Expense	0	0	0	0	0
TOTAL INTERFUND TRANSFER	**0**	**0**	**0**	**0**	**0**
LEGAL FEES / BAD DEBTS					
51090 - Legal Fees	7,000	3,010	4,013	8,000	1,000
TOTAL LEGAL FEES	**7,000**	**3,010**	**4,013**	**8,000**	**1,000**
POOL					
61134 - Pool Repairs	5,000	2,483	3,311	5,000	0
61150 - Pool Contract	10,000	6,128	8,171	10,000	0
TOTAL POOL	**15,000**	**8,611**	**11,481**	**15,000**	**0**
UTILITIES					
71010 - Water/Sewer	110,000	86,716	115,621	110,000	0

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - CONSOLIDATED

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
71019 - Propane & Grills	5,000	6,402	8,536	8,000	3,000
71030 - Electric	90,000	49,061	65,415	90,000	0
71037 - Internet Contract	74,520	55,787	74,383	75,000	480
71710 - Trash & Recycling	30,000	15,303	20,404	30,000	0
TOTAL UTILITIES	**309,520**	**213,269**	**284,359**	**313,000**	**3,480**
TOTAL EXPENSES	**1,173,000**	**964,529**	**1,290,639**	**1,151,330**	-21,670
ASSESSMENT RESERVE					
30273 - Reserve Income		12,425	16,567	0	0
30120 - Replacement Assessments	173,803			311,694	137,891
TOTAL EXPENSES & RESERVES	**1,346,803**	**952,104**	**1,274,073**	**1,463,024**	**116,221**
CONSOLIDATED NET INCOME	**0**	**-69,581**	**-82,333**	**0**	

Reserves - Consolidated	Replacement Cost	Useful Life	Remaining Life	12/31/2026 Balance	Annual Contribution
Pavement Resurfacing (Repair and Replacement)	261,000	25	16	86,591	10,901
Clubhouse - Pool (Repair and Replacement)	52,500	15	7	15,228	5,325
Roof Replacement (Repair and Replacement)	2,594,000	25	16	804,608	112,822
Building Painting (Repair and Replacement)	512,000	7	7	73,143	73,143
Clubhouse - Furniture (Repair and Replacement)	30,250	7	1	30,250	0
Clubhouse - Air Conditioning Units (Repair and Replacement)	40,000	10	3	0	13,333
Maibox Kiosks (Repair and Replacement)	40,000	40	29	19,495	707
Lift Station (Repair and Replacement)	51,000	15	7	28,245	3,251
Entry Way Monument & Walls (Repair and Replacement)	10,000	30	25	7,244	110
Entry Gates (Repair and Replacement)	43,000	30	6	12,239	5,127
Fountain (Repair and Replacement)	60,000	7	7	0	8,571
Fire Alarm & Controls (Repair and Replacement)	62,270	30	0	62,270	0
Pavers (Repair and Replacement)	120,000	3	3	0	40,000
Pooled Reserve Replacement - Building Painting 2025	-126,369			-126,369	38,406
Unallocated Reserve Interest					
Total	**3,749,651**			**1,012,943**	**311,694**

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - COMMON AREA

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
INCOME					
ASSESSMENTS					
30100 - Assessments	760,630	570,709	687,843	799,660	39,030
OTHER INCOME					
30171 - Owner Late Fees	0	3,794	5,059	0	0
30260 - Miscellaneous Income	0	4,723	6,298	0	0
30261 - AT&T/Quantum Fiber Rebate	0	0	0	0	0
30263 - Social Committee Income	0	300	400	0	0
30270 - Interest Income	0	2,998	3,997	0	0
30274 - Interest Income Owner	0	1,283	1,711	0	0
30276 - Interest Income Cap Con	0	52	69	0	0
30347 - Gate/Door Openers	0	940	1,253	0	0
TOTAL OTHER INCOME	0	14,090	18,787	0	0
30304 - Interfund Allocation-Profit	0	0	0	0	0
TOTAL INCOME	**760,630**	**584,799**	**706,630**	**799,660**	**39,030**
EXPENSES					
ADMINISTRATION					
51030 - Office Expense	5,000	10,360	13,813	3,000	-2,000
51035 - Website and Technology Services	5,500	2,839	3,785	6,500	1,000
51060 - Licenses & Permits	0	500	667	600	600
51067 - Annual Fees-Corp	250	0	0	0	-250
51111 - Accounting Fees	2,500	0	0	26,000	23,500
51120 - Management Contract	60,000	41,297	55,063	20,000	-40,000
51125 - Management Admin Fees				4,000	4,000
6080.3 - Reserve Study	3,500	0	0	0	-3,500
61754 - Lake Study	7,500	0	0	0	-7,500
0000.3 - Annual Audit	9,000	4,493	5,991	6,000	-3,000
TOTAL ADMINISTRATION	**93,250**	**59,489**	**79,319**	**66,100**	**-27,150**
BUILDING					
61060 - Janitorial Service	20,000	19,820	26,427	25,000	5,000
61061 - Janitorial Supplies	3,000	0	0	4,000	1,000
61173 - Fitness Equipment Maintenance and Repairs	2,000	1,796	2,395	3,000	1,000
61200 - Building Maintenance and Repairs	31,150	125,639	167,519	8,000	-23,150
61236 Holiday Lighting	5,000	4,880	6,507	5,000	0
61225 - Roof Maintenance and Repairs	0	0	0	500	500
61227 - Roof A Cide	0	0	0	0	0
61228 - Gutter Maintenance	0	0	0	500	500
61238 - Gate Maintenance & Repair	12,000	28,336	37,781	3,000	-9,000
61240 - Gate Access and App License	0	0	0	12,000	12,000
61300 - Sewer and AC Condensate Lines	2,700	1,760	2,347	150	-2,550
61470 - Pressure Washing Cleaning	0	540	720	14,000	14,000
6221.3 - HVAC Service Contract	0	1,416	1,888	2,500	2,500
61633 - Fire Systems Inspection/Repair	2,500	28,965	38,620	0	-2,500
TOTAL BUILDING	**78,350**	**213,152**	**284,203**	**77,650**	**-700**
GROUNDS MAINTENANCE					
61178 - Landscape Maintenance Contract	95,000	90,768	121,024	125,000	30,000
61182 - Mulching and Pine Straw	25,000	24,094	32,125	10,000	-15,000
61183 - Tree Pruning	15,000	15,062	20,083	16,000	1,000
61184 - Annuals	0	2,091	2,788	6,000	6,000
61570 - Landscape - Repair and Replace	6,000	-2,847	-3,796	6,000	0
61576 - Fertilizer	17,000	-6,540	-8,720	0	-17,000
61751 - Fountain Repairs	10,000	14,581	19,441	10,000	0

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - COMMON AREA

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
61752 - Lake Management	5,500	7,132	9,509	20,000	14,500
61771 - Irrigation Repairs	3,000	5,546	7,395	1,500	-1,500
61772 - Irrigation Contract	9,500	0	0	0	-9,500
61777 - Preserve Conservation	3,000	0	0	3,000	0
61954 - Building Pest Control	10,000	10,050	13,400	11,000	1,000
78000 - Hurricane Expenses	12,000	0	0	12,000	0
TOTAL GROUNDS MAINTENANCE	**211,000**	**159,937**	**213,249**	**220,500**	**9,500**
MAINTENANCE					
70000 Pavers - Repair and Maintenance	4,000	0	0	0	-4,000
TOTAL MAINTENANCE	**4,000**	**0**	**0**	**0**	**-4,000**
Activities					
71800 - Activities/Social	5,000	5,201	6,935	5,000	0
TOTAL ACTIVITIES	**5,000**	**5,201**	**6,935**	**5,000**	**0**
INSURANCE					
71050 - Insurance	65,110	7,334	9,779	75,000	9,890
71051 - Insurance Appraisal	2,400	2,030	2,707	605	-1,795
TOTAL INSURANCE	**67,510**	**9,364**	**12,485**	**75,605**	**8,095**
INTERFUND TRANSFER					
79999 - Interfund Allocation-Expense	0	0	0	0	0
TOTAL INTERFUND TRANSFER	**0**	**0**	**0**	**0**	**0**
LEGAL					
51090 Legal Fees/ Bad Debt	7,000	3,010	4,013	8,000	1,000
TOTAL LEGAL	**7,000**	**3,010**	**4,013**	**8,000**	**1,000**
POOL					
61134 - Pool Repairs	5,000	2,483	3,311	5,000	0
61150 - Pool Maintenance Contract	10,000	6,128	8,171	10,000	0
TOTAL POOL	**15,000**	**8,611**	**11,481**	**15,000**	**0**
UTILITIES					
71010 - Water/Sewer	110,000	76,914	102,552	110,000	0
71019 - Propane & Grills	5,000	6,402	8,536	8,000	3,000
71030 - Electric	90,000	46,079	61,439	90,000	0
71037 - Internet Contract - 230 doors	74,520	55,787	74,383	75,000	480
71710 - Trash & Recycling	0	0	0	0	0
TOTAL UTILITIES	**279,520**	**185,182**	**246,909**	**283,000**	**3,480**
TOTAL EXPENSES	**760,630**	**643,946**	**858,595**	**750,855**	**-9,775**
ASSESSMENT RESERVE					
30273 - Reserve Income		53	71		
30120 - Replacement Assessments	26,576			48,805	22,229
	26,576	**53**	**71**	**48,805**	**22,229**
TOTAL EXPENSES & RESERVES	**787,206**	**643,893**	**858,666**	**799,660**	**12,454**

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - COMMON AREA

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 230

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference	
COMMON AREA NET INCOME	**0**	**-59,147**	**-151,965**	**0**		
YEAR	**2026**			**2027**	**Variance**	**%**
QUARTERLY ASSESSMENT	**856**			**869**	**14**	**1.58%**

Reserves - Commons	**Replacement Cost**	**Useful Life**	**Remaining Life**	**12/31/2026 Balance**	**Amount to be Funded**	**Annual Contribution**
Pavement Resurfacing (Repair and Replacement)	96,000	25	16	32,135	63,865	3,992
Clubhouse - Pool (Repair and Replacement)	52,500	15	7	15,228	37,272	5,325
Clubhouse Roof Replacement (Repair and Replacement)	44,000	25	16	10,270	33,730	2,108
Clubhouse - Building Painting (Repair and Replacement)	12,000	7	6	1,714	10,286	1,714
Clubhouse - Furniture (Repair and Replacement)	30,250	7	1	30,250	0	0
Clubhouse - Air Conditioning Units (Repair and Replacement)	40,000	10	3	0	40,000	13,333
Mailbox Kiosks (Repair and Replacement)	40,000	40	29	19,495	20,505	707
Lift Station (Repair and Replacement)	51,000	15	7	28,245	22,755	3,251
Entry Way Monument & Walls (Repair and Replacement)	10,000	30	25	7,244	2,756	110
Entry Gates (Repair and Replacement)	43,000	30	6	12,239	30,761	5,127
Fountain (Repair and Replacement)	60,000	10	7	0	60,000	8,571
Pavers (Repair and Replacement)	10,000	3	3	0	10,000	3,333
Pooled Reserve Replacement - Building Painting 2025	-4,933	4	4	-4,933	4,933	1,233
Unallocated Reserve Interest	-					
Total	**483,817**			**151,886**	**488,750**	**48,805**

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - CARRIAGE HOMES

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 56

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
INCOME					
ASSESSMENTS					
30100- Assessments	122,540	91,930	122,540	201,054	78,514
OTHER INCOME					
30274 - Interest Income Owner	0	361	481	0	0
30304 - Interfund Allocation-Profit	0	0	0	0	0
30400 - Sales and Lease Applications	0			0	
TOTAL INCOME	**122,540**	**92,291**	**123,021**	**201,054**	**78,514**
EXPENSES					
ADMINISTRATION					
51067 - Annual Fees-Corp	500	0	0	225	-275
TOTAL ADMINISTRATION	**500**	**0**	**0**	**225**	**-275**
BUILDING					
61060 - Janitorial Service	0	0	0	4,000	4,000
61200 - Building Maintenance and Repairs	32,440	35,862	47,816	5,000	-27,440
61225 - Roof Maintenance and Repairs	0	0	0	12,000	12,000
61300 - Sewer and AC Condensate Lines	0	0	0	4,000	4,000
61463 - Gutter Maintenance and Repairs	0	0	0	2,000	2,000
61470 - Pressure Washing Cleaning	0	734	979	0	0
61633 - Fire Systems Inspection/Repair	21,000	8,804	11,739	21,000	0
TOTAL BUILDING	**53,440**	**45,400**	**60,533**	**48,000**	**-5,440**
GROUNDS MAINTENANCE					
61570 - Landscape - Repair and Replace	10,000	13,421	17,894	20,000	10,000
61571 - Landscape - Drainage/Tree Root	5,000	0	0	0	-5,000
61771 - Irrigation Repairs	2,500	-51	-68	0	-2,500
61954 - Building Pest Control	2,500	2,955	3,940	3,200	700
TOTAL GROUNDS MAINTENANCE	**20,000**	**16,325**	**21,767**	**23,200**	**3,200**
INSURANCE					
71050 - Insurance	48,600	52,348	69,797	42,000	-6,600
TOTAL INSURANCE	**48,600**	**52,348**	**69,797**	**42,000**	**-6,600**
MAINTENANCE					
Pavers - Repair and Maintenance	0	950	1,267	0	0
TOTAL MAINTENANCE	**0**	**950**	**1,267**	**0**	**0**
UTILITIES					
71030 - Electric	**0**	**830**	1,107	0	0
TOTAL UTILITIES	**0**	**830**	**1,107**	**0**	**0**
INTERFUND TRANSFER					
79999 - Interfund Allocation-Expense	0	0	0	0	0
TOTAL INTERFUND TRANSFER	**0**	**0**	**0**	**0**	**0**
TOTAL EXPENSES	**122,540**	**115,853**	**154,471**	**113,425**	**-9,115**
ASSESSMENT RESERVE					
30273 - Reserve Income		3,986	5,315		
30120 - Replacement Assessments	**44,934**			**87,629**	**42,695**

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - CARRIAGE HOMES

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 56

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
TOTAL EXPENSES & RESERVES	**167,474**	**111,867**	**159,785**	**201,054**	**33,580**
CARRIAGE HOMES NET INCOME	**0**	**-23,562**	**-31,449**	**0**	

YEAR	**2026**			**2027**	**Variance**	**%**
CARRIAGE HOMES QUARTERLY ASSESSMENT	837			898	61	**7.24%**
COMMON QUARTERLY ASSESSMENT	856			869	14	**1.58%**
TOTAL QUARTERLY ASSESSMENT	**1,693**			**1,767**	**74**	**4.38%**

Reserves - Carriage	**Replacement Cost**	**Useful Life**	**Remaining Life**	**12/31/2026 Balance**	**Amount to be Funded**	**Annual Contribution**
Roof Replacement (Repair and Replacement)	900,000	25	15	287,921	612,079	40,805
Building Painting (Repair and Replacement)	130,000	7	6	18,571	111,429	18,572
Fire Alarm & Controls (Repair and Replacement)	19,656	30	0	19,656	0	0
Pavers (Repair and Replacement)	55,000	3	3	0	55,000	18,333
Pooled Reserve Replacement - Building Painting 2025	-39,676	4	4	-39,676	39,676	9,919
Unallocated Reserve Interest	-	-	-			
Total	1,064,980			286,472	818,184	87,629

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - COACH HOMES						
2027 OPERATING BUDGET DRAFT						
Total Number of Units in Association =	**84**					
	2026 Approved	**2026 YTD 9/30/26**	**2026 Projected**	**2027 Approved**	**2026-2027 Difference**	
INCOME						
ASSESSMENTS						
30100 - Assessments	137,400	102,972	137,400	233,679	96,279	
OTHER INCOME						
30274 -Interest Income Owner	0	446	595	0	0	
30304 - Interfund Allocation-Profit	0	0	0	0	0	
30400 - Sales and Lease Applications	0	0	0	0	0	
TOTAL INCOME	**137,400**	**103,418**	**137,995**	**233,679**	**96,279**	
EXPENSES						
ADMINISTRATION					0	
51067 - Annual Fees-Corp	500	0	0	400	-100	
TOTAL ADMINISTRATION	**500**	**0**	**0**	**400**	**-100**	
BUILDING						
61060 - Janitorial Service	0	0	0	4,000	4,000	
61200 - Building Maintenance and Repairs	42,200	22,128	29,504	7,000	-35,200	
61225 - Roof Maintenance and Repairs	0	0	0	11,500	11,500	
61300 - Sewer and AC Condensate Lines	0	0	0	5,000	5,000	
61463 - Gutter Maintenance	0	0	0	3,000	3,000	
61470 - Pressure Washing Cleaning	0	535	713	0	0	
61633 - Fire Systems Inspection/Repair	21,000	4,566	6,088	21,000	0	
TOTAL BUILDING	**63,200**	**27,229**	**36,305**	**51,500**	**-11,700**	
GROUNDS - MAINTENANCE						
61182 - Mulching and Pine Straw	0	188	251	9,100	9,100	
61570 - Landscape - Repair and Replace	12,000	9,296	12,395	13,000	1,000	
61571 - Landscape - Drainage/Tree Root	4,000	1,168	1,557	0	-4,000	
61771 - Irrigation Repairs	2,500	0	0	0	-2,500	
61954 - Building Pest Control	3,000	2,875	3,833	3,750	750	
TOTAL GROUNDS MAINTENANCE	**21,500**	**13,527**	**18,036**	**25,850**	**4,350**	
INSURANCE						
71050 - Insurance	52,200	42,906	57,208	49,000	-3,200	
TOTAL INSURANCE	**52,200**	**42,906**	**57,208**	**49,000**	**-3,200**	
MAINTENANCE						
Pavers - Repair and Maintenance	0	0	0	0	0	
TOTAL MAINTENANCE	**0**	**0**	**0**	**0**	**0**	
Activities						
71800 - Activities/Social	0	14	19	0	0	
TOTAL ACTIVITES	**0**	**14**	**19**	**0**	**0**	
INTERFUND TRANSFER						
79999 - Interfund Allocation-Expense	0	0	0	0	0	
TOTAL INTERFUND TRANSFER	**0**	**0**	**0**	**0**	**0**	
UTILITIES						
71010 - Water/Sewer	**0**	**9,802**	13,069	0	0	
71030 - Electric	**0**	**1,645**	2,193	0	0	
TOTAL UTILITIES	**0**	**11,447**	**15,263**	**0**	**0**	

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - COACH HOMES

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 84

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
TOTAL EXPENSES	**137,400**	**95,123**	**126,831**	**126,750**	**-10,650**
ASSESSMENT RESERVE					
30273 - Reserve Income		3,543	4,724		
30120 - Replacement Assessments	**68,785**			**106,929**	38,144
TOTAL EXPENSES & RESERVES	**206,185**	**98,666**	**131,555**	**233,679**	**27,494**
COACH HOME NET INCOME	**0**	**8,295**	**11,164**	**0**	

YEAR	**2026**			**2027**	**Variance**	**%**
COACH HOMES QUARTERLY ASSESSMENT	648			695	47	**7.33%**
COMMON QUARTERLY ASSESSMENT	856			869	13	**1.54%**
TOTAL QUARTERLY ASSESSMENT	**1,504**			**1,565**	**61**	**4.03%**

Reserves - Coach	**Replacement Cost**	**Useful Life**	**Remaining Life**	**12/31/2026 Balance**	**Amount to be Funded**	**Annual Contribution**
Roof Replacement (Repair and Replacement)	950,000	25	16	232,277	717,723	44,858
Building Painting (Repair and Replacement)	220,000	7	6	31,429	188,571	31,429
Fire Alarm & Controls (Repair and Replacement)	20,561	30	0	20,561	0	0
Pavers (Repair and Replacement)	55,000	3	3	0	55,000	18,333
Pooled Reserve Replacement - Building Painting 2025	-36,929	4	3	-36,929	36,929	12,310
Unallocated Reserve Interest	-					
Total	1,208,632			247,338	998,223	106,929

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - GARDEN HOMES

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 90

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
INCOME					
ASSESSMENTS					
30100 - Assessments	152,430	114,297	240,469	228,632	76,202
OTHER INCOME					
30171 - Owner Late Fees	0	-189	-252	0	0
30274 - Interest Income Owner	0	332	443	0	0
30304 - Interfund Allocation-Profit	0	0	0	0	0
30400 - Sales and Lease Applications	0	0	0	0	0
TOTAL INCOME	**152,430**	**114,440**	**240,660**	**228,632**	**76,202**
EXPENSES					
ADMINISTRATION					
51030 - Office Expense	0	-150	-200	0	0
51031 - Lease and Sales Applications	2000	3450	4,600	0	-2,000
51067 - Annual Fees-Corp	500	0	0	400	-100
TOTAL ADMINISTRATION	**2,500**	**3,300**	**4,400**	**400**	**-2,100**
BUILDING					
61060 - Janitorial Service	0	0	0	3,500	3,500
61200 - Building Maintenance and Repairs	42,330	17,219	22,959	25,000	-17,330
61225 - Roof Maintenance and Repairs	0	0	0	8,500	8,500
61463 - Gutter Maintenance	0	0	0	1,500	1,500
61300 - Sewer and AC Condensate Lines	0	0	0	5,000	5,000
61470 - Pressure Washing / Cleaning	0	295	393	6,800	6,800
61633 - Fire Systems Inspection/Repair	14,000	9,277	12,369	16,000	2,000
TOTAL BUILDING	**56,330**	**26,791**	**35,721**	**66,300**	**9,970**
GROUNDS MAINTENANCE					
61182 - Mulching and Pine Straw	0	104	139	6,000	6,000
61570 - Landscape - Repair and Replace	8,000	11,105	14,807	15,000	7,000
61571 - Landscape - Drainage/Tree Root	5,000	2,971	3,961	0	-5,000
61771 - Irrigation Repairs	2,500	2,831	3,775	0	-2,500
61954 - Building Pest Control	3,100	2,575	3,433	3,600	500
TOTAL GROUNDS MAINTENANCE	**18,600**	**19,586**	**26,115**	**24,600**	**6,000**
INSURANCE					
71050 - Insurance	45,000	44,120	58,827	39,000	-6,000
TOTAL INSURANCE	**45,000**	**44,120**	**58,827**	**39,000**	**-6,000**
INTERFUND TRANSFER					
79999 - Interfund Allocation-Expense	0	0	0	0	0
TOTAL INTERFUND TRANSFER	**0**	**0**	**0**	**0**	**0**
UTILITIES					
71030 - Electric	0	507	676	0	0
71710 - Trash & Recycling	30,000	15,303	20,404	30,000	0
TOTAL UTILITIES	**30,000**	**15,810**	**21,080**	**30,000**	**0**
TOTAL EXPENSES	**152,430**	**109,607**	**146,143**	**160,300**	**7,870**
ASSESSMENT RESERVE					
30273 - Reserve Income		4,843	6,458		

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC. - GARDEN HOMES

2027 OPERATING BUDGET DRAFT

Total Number of Units in Association = 90

	2026 Approved	2026 YTD 9/30/26	2026 Projected	2027 Approved	2026-2027 Difference
30120 - Replacement Assessments	33,508			68,332	34,824
TOTAL EXPENSES & RESERVES	**185,938**	**114,450**	**152,600**	**228,632**	**42,694**
GARDEN HOME NET INCOME	**0**	**4,833**	**94,517**	**0**	

YEAR	**2026**	**2027**	**Variance**	**%**
GARDEN HOMES QUARTERLY ASSESSMENT	604	635	31	5.15%
COMMON QUARTERLY ASSESSMENT	856	869	14	1.58%
TOTAL QUARTERLY ASSESSMENT	**1,460**	**1,504**	**45**	3.06%

Reserves - Garden	**Replacement Cost**	**Useful Life**	**Remaining Life**	**12/31/2026 Balance**	**Amount to be Funded**	**Annual Contribution**
Pavement Resurfacing (Repair and Replacement)	165,000	25	16	54,456	110,544	6,909
Building Painting (Repair and Replacement)	150,000	7	6	21,429	128,571	21,429
Roof Replacement (Repair and Replacement)	700,000	25	17	274,140	425,860	25,051
Fire Alarm & Controls (Repair and Replacement)	22,053	30	8	22,053	0	0
Pooled Reserve Replacement - Building Painting 2025	-44,831	4	3	-44,831	44,831	14,944
Unallocated Reserve Interest	-					
Total	**992,222**			**327,247**	**709,806**	**68,332**