

Westwind Lakes Garden Homes Condominium Assn, Inc.
FOR THE PERIOD OF JANUARY 1ST 2026 - DECEMBER 31TH 2026

UNIT 194
2026 Budget

	2025 Approved Budget	2026 Budget Approved PARTIAL Reserves 50%	
Ordinary Income/Expense			
Base Monthly Assessment Without Reserves		490.00	1
Income			
Reserves per Unit/Per Month		49.00	2
MONTHLY MAINTENANCE PAYMENT		539.00	3
 Reserves Total Income	0.00	114,072.00	4
Total Monthly Assessment	1,280,400.00	1,140,720.00	5
Total Income	1,280,400.00	1,254,792.00	
Gross Profit	1,280,400.00	1,254,792.00	
Expense			
Reserves Expense	0.00	114,072.00	6
	0.00	114,072.00	
Administration Expense			
Bank Fees	2,799.96	775.00	7
Decal Parking Permit	750.00	315.00	8
Document Storage Rental	660.00	500.00	9
Dues and Subscriptions (<i>QuickBooks</i>)	1,400.04	2,200.00	10
Equipment Rental (<i>Truist Check Deposit one time</i>)	0.00	0.00	11
Meeting Room Rental	0.00	875.00	12
Office Supplies	2,199.96	1,050.00	13
Postage and Delivery	1,200.00	1,200.00	14
Printing and Reproduction	2,799.96	1,500.00	15
Security for Pool (<i>Keys, Locks Etc.</i>)	3,500.04	500.00	16
Website Design & Hosting	3,600.00	3,900.00	17
Administration Expense - Other	300.00	0.00	18
Total Administration Expense	19,209.96	12,815.00	
Business Licenses and Permits			
Annual Filing (<i>SunBiz</i>)	150.00	65.00	19
BOIR Registration (<i>State Registration</i>)	249.96	250.00	20
Florida Land Sale (<i>County Registration</i>)	776.04	780.00	21
Mia Dade Community Registration	500.04	480.00	22
Registration DBPR (<i>New in 2026</i>)	0.00	175.00	23
Mia Dade Permit Certifications	0.00	0.00	24
Miami Dade Violation Fee (<i>30-Year Inspection</i>)	0.00	0.00	25
Pool Certification & Inspection	750.00	675.00	26
Taxes	0.00	0.00	27
Business Licenses and Permits - Other	500.04	0.00	28
Total Business Licenses and Permits	2,926.08	2,425.00	
Insurance Expense			
Down Payment	0.00	0.00	29
Insurance Packages	558,279.00	420,000.00	30
Total Insurance Expense	558,279.00	420,000.00	
Landscaping and Groundskeeping			
Landscaping Replacement	7,500.00	4,500.00	31

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Lawn Services	24,996.00	25,350.00	32
Palm/Shrub/Tree Trimming	30,000.00	27,000.00	33
Total Landscaping and Groundskeeping	62,496.00	56,850.00	
Loan			
Loan Interest	0.00	0.00	34
Popular Loan #3210-01201	0.00	0.00	35
Popular Loan #3210-19101	0.00	0.00	36
Loan - Other	303,663.96	303,700.00	37
Total Loan	303,663.96	303,700.00	
Professional Fees			
Accountant Fee (Taxes)	0.00	260.00	38
Building Cert. (Electrical & Structural Engineers)	0.00	0.00	39
CPA Audit/Financial Review	5,499.96	5,000.00	40
Janitorial Expense	13,920.00	24,650.00	41
Legal Fee	42,000.00	40,000.00	42
Pool Service	7,200.00	7,800.00	43
Property Management Fees	45,249.96	42,000.00	44
Security Services (increased to 16 hour days from 12)	101,550.00	125,000.00	45
Professional Fees - Other	1,200.00	0.00	46
Total Professional Fees	216,619.92	244,710.00	
Repairs and Maintenance			
Electrical Repairs	9,999.96	10,550.00	47
Fire Equipment Repair & Maintenance	75.00	55.00	48
General Repairs & Maintenance	39,999.96	24,000.00	49
Golf Cart Repair/Replacement	750.00	1,500.00	50
Lake Maintenance (Includes monthly trash cleaning)	3,500.04	5,100.00	51
Materials & Supplies	3,500.04	2,100.00	52
Painting of Buildings	0.00	0.00	53
Parking Lot Repairs (Pot Holes)	0.00	2,200.00	54
Pest Control	20,000.04	18,000.00	55
Plumbing Repairs	10,500.00	12,000.00	56
Pool Repairs & Supplies (Hooks, Lifesavers, etc.)	5,499.96	3,000.00	57
Security System Maint. (Software Updates, Minor Adj)	5,000.04	1,265.00	58
Trash Removal	650.04	0.00	59
Repairs and Maintenance - Other	600.00	0.00	60
Total Repairs and Maintenance	100,075.08	79,770.00	
Utilities			
Electricity	10,749.96	10,700.00	61
Telephone and Internet Expenses	2,600.04	2,600.00	62
Telephone Expense (Mobile for Security)	0.00	600.00	63
Waste Service	780.00	1,450.00	64
Water & Sewer	3,000.00	5,100.00	65
Total Utilities	17,130.00	20,450.00	
Total Expense	1,280,400.00	1,254,792.00	
Net Ordinary Income	0.00	0.00	