

Lake Forest Community Association
9010 Octavia Court
Springfield VA 22153

	Proposed 2026 Budget	2025 Budget	2025	2024	2023	2022
Administrative Costs						
Postage	\$ 1,650.00	\$ 900.00	\$ 368.70	\$ 1,061.35	\$ 362.10	\$892.20
Fees (License/Bank)	\$ 190.00	\$ 190.00	\$ 140.00	\$ 140.00	\$ 140.00	\$127.00
Legal Fees	\$ 500.00	\$ 500.00	\$ 200.00		\$ 200.00	\$200.00
Insurance	\$ 2,500.00	\$ 1,975.00	\$ 2,384.00	\$ 1,954.00	\$ 1,943.00	\$1,868.00
Office Supplies/Printing	\$ 1,500.00	\$ 1,200.00	\$ 1,066.50	\$ 683.67	\$ 953.68	\$941.83
Web Site & Software	\$ 1,650.00	\$ 1,650.00	\$ 906.58	\$ 1,652.29	\$ 1,180.88	\$646.34
Misc	\$ 300.00	\$ 300.00		\$ 10.00		
Administrative Subtotal	\$ 8,290.00	\$ 6,715.00	\$ 5,065.78	\$ 5,501.31	\$ 4,779.66	\$4,675.37
Service Expenses						
Ground Care Expenses						
Common Areas/Entrances	\$ 4,800.00	\$ 4,800.00	\$ 4,836.35	\$ 4,269.09	\$ 4,264.40	\$4,276.56
Trees	\$ 18,000.00	\$ 10,500.00	\$ 16,600.00	\$ 12,800.00	\$ 9,650.00	\$13,600.00
Ground Care Subtotal	\$ 22,800.00	\$ 15,300.00	\$ 21,436.35	\$ 17,069.09	\$ 13,914.40	\$17,876.56
Other Service Expenses						
Community Activities	\$ 4,500.00	\$ 8,749.00	\$ 8,440.24	\$ 9,983.27	\$ 6,246.61	\$4,084.57
General Membership Meetings						
Activities Subtotal	\$ 4,500.00	\$ 8,749.00	\$ 8,440.24	\$ 9,983.27	\$ 6,246.61	\$4,084.57
Total Recurring (Annual) Expenses	\$ 35,590.00	\$ 30,764.00	\$ 34,942.37	\$ 32,553.67	\$ 24,940.67	\$26,636.50

Nonrecurring Expenses/Reserves

	2026 Budget	2025 Reserve Activity			2025 Balance	2024 Balance
		Added Funds	Expended	Net for Year		
Reserve Funds						
Trails Maintenance	\$ 10,200.00	\$ 8,040.00	\$ 21,275.00	\$ (13,235.00)	\$ 31,535.50	\$ 44,770.50
Repaint Curb House Numbers	\$ 185.00	\$ 185.00		\$ 185.00	\$ 4,448.00	\$ 4,263.00
Milky Spore	\$ 230.00	\$ 230.00		\$ 230.00	\$ 8,180.00	\$ 7,950.00
Signs & Entrances	\$ 2,030.00	\$ 2,030.00	\$ 350.00	\$ 1,680.00	\$ 34,191.25	\$ 32,511.25
Undesignated Funds						
Undesignated Funds	\$ 72.00		\$ 10,414.90	\$ (10,414.90)	\$ 692.44	\$ 11,107.34
Total Funds Set Aside	\$ 12,717.00	\$ 10,485.00	\$ 32,039.90	\$ (21,554.90)	\$ 79,047.19	\$ 100,602.09

TOTAL 2026 Budget \$ 48,307.00 \$ 41,249.00

INCOME:	2026 Budget	2025	2024	2023	2022
Member Dues	\$ 48,267.00	\$ 34,750.00	\$ 32,250.00	\$ 34,625.00	\$ 34,600.00
Late Fees		\$ 163.75		\$ 33.25	\$ 429.25
Other			\$ 35.00	\$ 32.32	
Interest	\$ 40.00	\$ 98.72	\$ 89.81	\$ 37.49	\$ 0.59
TOTAL INCOME	\$ 48,307.00	\$ 35,012.47	\$ 32,374.81	\$ 34,728.06	\$ 35,029.84

	Budget	Actual TOTAL	Recurring	Reserve Set Aside	Deficit (Undesig.)
TOTAL 2025 Expenditures	\$ 34,915.00	\$ 45,427.37	\$ 34,942.27	\$ 10,485.00	\$ (10,414.90)
TOTAL 2024 Expenditures	\$ 34,915.00	\$ 43,038.67	\$ 32,553.67	\$ 10,485.00	\$ (10,663.86)
TOTAL 2023 Expenditures	\$ 34,890.00	\$ 35,905.67	\$ 24,940.67	\$ 10,965.00	\$ (1,291.91)
TOTAL 2022 Expenditures	\$ 34,890.00	\$ 37,601.50	\$ 26,636.50	\$ 10,965.00	\$ (2,711.50)

10 Jun 26 Checking and CDs: \$92,896.94
31 Dec 25 Checking and CDs: \$79,047.19
31 Dec 24 Checking and CDs: \$100,602.09
31 Dec 23 Checking and CDs: \$100,489.04
31 Dec 22 Checking and CDs: \$100,411.95
31 Dec 21 Checking and CDs: \$92,093.61