

LAKEPARK AT TOWNPARK HOA, INC.
2022 BUDGET DRAFT (TOTAL 644 HOMES: 422 VILLAS & 222 SFH'S)
JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

Yellow Stone Version

NUMBER OF HOMES:

644

ACCOUNT	DESCRIPTION	ACTUAL July YTD	ANNUALIZED 2021	2021 BUDGET	2022 DRAFT	Variance	ANNUAL PER HOME EXPENSE FORMULA
INCOME:							
05000	Assessment Income	441,355.85	756,610.03	1,048,543.08	1,235,648.08		
05018	Developer Guarantee	65,606.01	112,467.45	-			
05500	Transfer Fees	-	-				
05501	Late Fees	825.00	1,414.29	-			
05502	NSF Fees	-	-				
05570	Miscellaneous Income	257.34	441.15	-			
	SUBTOTAL INCOME	508,044.20	870,932.91	1,048,543.08	1,235,648.08		
EXPENSES							
COMMON AREA EXPENSES							
07110	Electricity - Street	29,781.63	51,054.22	38,000.00	52,000.00	14,000.00	80.75
07214	Landscaping - Common	36,808.00	63,099.43	61,800.00	83,501.00	21,701.00	129.66
07218	Landscape Replacement-Common	6,968.74	11,946.41	9,000.00	7,000.00	(2,000.00)	10.87
07219	Pest Control/ Fertilization	-	-	30,900.00	12,900.00	(18,000.00)	20.03
07222	Irrigation - Common	28,809.76	49,388.16	31,000.00	34,100.00	3,100.00	52.95
07226	Mulch-Common	-	-	3,000.00	3,000.00	-	4.66
07410	Repairs & Maintenance-Common	2,049.93	3,514.17	2,400.00	2,400.00	-	3.73
07450	Gate Maintenance	320.00	548.57	-	-	-	-
07419	Tree Trimming - Common	3,302.24	5,660.98	-	5,000.00	5,000.00	7.76
07456	Maintenance Supplies	1,421.76	2,437.30	1,000.00	1,800.00	800.00	2.80
07500	Salaries- Maintenance	3,100.00	5,314.29	5,500.00	5,500.00	-	8.54
	TOTAL COMMON AREA EXPENSE	112,562.06	192,963.53	182,600.00	207,201.00	24,601.00	321.74
AMENITIES EXPENSES							
08110	Electric - Amenities	11,292.78	19,359.05	17,500.00	19,500.00	2,000.00	30.28
08112	Water & Sewer - Amenities	5,500.57	9,429.55	9,500.00	9,500.00	-	14.75
08116	Trash - Amenities	351.27	602.18	600.00	-	(600.00)	-
08121	Telephone - Amenities	1,632.74	2,798.98	2,825.00	2,825.00	-	4.39
08210	Janitorial Payroll - Amenities	1,780.00	3,051.43	3,900.00	3,000.00	(900.00)	4.66
08212	Pest Control - Amenities	915.00	1,568.57	1,100.00	1,100.00	-	1.71
08215	Fitness Equipment Maint - Amenities	805.90	1,381.54	2,580.00	1,500.00	(1,080.00)	2.33
08220	Pool Maintenance Contract - Amenities	9,880.00	16,937.14	15,600.00	17,000.00	1,400.00	26.40
08241	Pressure Washing - Amenities	290.25	497.57	1,500.00	1,500.00	-	2.33
	Tree Trimming - Amenities	-	-	-	4,500.00	4,500.00	6.99
08314	Lighting - Amenities	801.23	1,373.54	500.00	500.00	-	0.78
08315	Holiday Lights - Amenities	-	6,700.00	6,700.00	6,700.00	-	10.40
08320	Pool Repairs & Supplies - Amenities	4,506.40	7,725.26	3,000.00	3,000.00	-	4.66
08410	Repairs & Maintenance - Amenities	2,316.77	3,971.61	1,000.00	2,000.00	1,000.00	3.11
08413	Dog Park Maintenance - Amenities	3,863.00	6,622.29	1,000.00	7,000.00	6,000.00	10.87
08500	Lifestyle Events - Amenities	1,316.03	2,266.05	5,000.00	5,000.00	-	7.76
	TOTAL AMENITIES EXPENSE	45,251.94	84,274.75	72,305.00	84,625.00	12,320.00	131.41

VILLA EXPENSES (422 HOMES)							
07611	Repairs & Maintenance - Villas	6,631.50	11,368.29	13,000.00	13,000.00	-	20.19
07614	Landscaping - Villas	81,180.00	139,165.71	151,920.00	203,890.00	51,970.00	316.60
07618	Landscape Replacement-Villas	13,707.37	23,498.35	18,000.00	18,000.00	-	27.95
07619	Pest Control/Fert- Villas	38,988.00	66,836.57	70,450.00	70,450.00	-	109.39
07622	Irrigation- Villas	14,966.41	25,656.70	50,000.00	55,000.00	5,000.00	85.40
07626	Mulch - Villas	30,000.00	51,428.57	42,200.00	42,200.00	-	65.53
	Tree Trimming -						
	TOTAL VILLA EXPENSES	185,473.28	317,954.19	345,570.00	402,540.00	56,970.00	625.06
SINGLE FAMILY HOMES (222 HOMES)							
07710	Repairs & Maint - SFH	-	-	11,500.00	5,000.00	(6,500.00)	7.76
07714	Landscaping - SFHs	35,814.00	61,395.43	159,840.00	255,744.00	95,904.00	397.12
07718	Landscape Replacement-SFH	6,476.48	11,102.54	18,000.00	11,000.00	(7,000.00)	17.08
07719	Pest Control/Fert-SFHs	18,036.00	30,918.86	74,085.00	74,085.00	-	115.04
07722	Irrigation- SFH	11,090.08	19,011.57	48,000.00	52,800.00	4,800.00	81.99
07726	Mulch - SFHs	30,000.00	51,428.57	44,400.00	44,400.00	-	66.94
	Tree Trimming	-	-	-	-	-	-
07730	Sidewalk Maintenance - SFH	100.00	171.43	-	-	-	-
	TOTAL SINGLE FAMILY HOME EX	101,516.56	174,028.39	355,825.00	443,029.00	87,204.00	687.93
ADMINISTRATIVE EXPENSES							
09010	Accounting Fees	2,950.00	5,057.14	1,875.00	5,400.00	3,525.00	8.39
09015	Management Contract	21,678.00	37,162.29	46,368.00	46,368.00	-	72.00
09031	Printing & Postage	2,695.03	4,620.05	3,700.00	3,700.00	-	5.75
09072	Insurance	10,530.24	18,051.84	19,965.00	22,950.00	2,985.00	35.64
09075	License, Fees & Permits	465.00	797.14	-	500.00	500.00	0.78
09093	Miscellaneous Expense	531.01	910.30	500.00	500.00	-	0.78
09096	Corporate Annual Report Fee	61.25	61.25	62.00	62.00	-	0.10
09097	Contingency	-	-	2,000.00	1,000.00	(1,000.00)	1.55
09745	Amenity Reserve Funding	8,428.87	14,449.49	17,773.08	17,773.08	-	27.60
	TOTAL ADMINISTRATIVE EXPENSE	47,339.40	81,109.51	92,243.08	98,253.08	6,010.00	124.97
	TOTAL EXPENSES	492,143.24	850,330.38	1,048,543.08	1,235,648.08	187,105.00	

Current Yr Net Income/(loss) 15,900.96 20,602.54

**Yellowstone Landscape
Villas Fees (422 Homes)**

	2021		2022		% Change
	Quarterly	Annual	Quarterly	Annual	
Shared Common Expenses	\$ 134.76	\$ 539.05	\$ 151.43	\$ 605.71	12.37%
Villas Expenses	\$ 204.72	\$ 818.89	\$ 238.47	\$ 953.89	16.49%
Total Villas Expense	\$ 339.48	\$ 1,357.94	\$ 389.90	\$ 1,559.60	14.85%

SFH Fees (222 Homes)

	2021		2022		% Change
	Quarterly	Annual	Quarterly	Annual	
Shared Common Expenses	\$ 134.76	\$ 539.05	\$ 151.43	\$ 605.71	12.37%
SFH Expenses	\$ 400.70	\$ 1,602.82	\$ 498.91	\$ 1,995.63	24.51%
Total SFH Expenses	\$ 535.47	\$ 2,141.87	\$ 650.33	\$ 2,601.34	21.45%

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TOWNPARK MASTER ASSOC., INC.
2022 BUDGET (Based on 1,182 Homes)
JANUARY 1 THROUGH DECEMBER 31, 2022

ACCOUNT	DESCRIPTION	Actuals	BUDGET	QTR BUDGET	ANNUAL BUDGET	QTR BUDGET	
INCOME							
05000	ASSESSMENT INCOME	1,194,015.97	1,592,021.29	1,796,943.00	380.06	1,829,742.00	387.00
05007	GATE BAR CODE INCOME	2,024.00	2,698.67				
05012	ACCESS CARD/WRISTBAND INCO	710.00	946.67				
05018	DEVELOPER GUARANTEE	111,179.08	148,238.75				
05025	GATE DAMAGE INCOME	438.70	584.93				
05200	RECOVERY OF BAD DEBT	5,087.13	6,782.84				
05500	SCREENING FEES	2,530.00	3,373.33				
05501	LATE CHARGES	2,250.00	3,000.00				
05502	NSF FEES	144.00	192.00				
05507	FACILITY RENTAL INCOME	1,000.00	1,333.33				
05509		250.00	333.33				
05530	BANK INTEREST INCOME	49.91	66.55				
05535	INTEREST INCOME-DELINQUENCIE	4,558.91	6,078.55				
05570	MISC INCOME	327.78	437.04				
	TOTAL INCOME	1,324,565.46	1,766,087.28	1,798,943.00	380.06	1,829,742.00	387.00
EXPENSES							
GENERAL EXPENSES							
07110	ELECTRIC (3)	8,431.48	8,575.31	25,000.00	5.29	8,850.00	1.87
07214	LANDSCAPE CONTRACT	218,250.00	291,000.00	291,000.00	61.55	300,000.00	63.45
07238	PEST/FERT/ANT CONTROL	90,600.00	120,668.67	132,870.00	28.10	132,870.00	28.10
07241	PRESSURE CLEANING	2,690.00	3,586.67	7,500.00	1.59	5,000.00	1.06
07309	HOLIDAY LIGHTING	0.00	0.00	14,500.00	3.07	14,500.00	3.07
07311	MAINTENANCE SUPPLIES	315.83	421.11	1,000.00	0.21	1,000.00	0.21
07410	GENERAL REPAIRS & MAINT.	5,913.07	7,884.09	4,000.00	0.85	3,000.00	0.63
07413	GOLF CART MAINT.	669.35	892.47	500.00	0.11	600.00	0.11
07415	LANDSCAPE ANNUALS/ENTRY	3,049.50	4,068.00	4,600.00	0.97	4,600.00	0.97
07416	MULCH	0.00	0.00	41,200.00	8.71	35,750.00	7.56
07417	LANDSCAPE REPLACEMENT	9,698.15	12,930.87	6,000.00	1.27	6,000.00	1.27
07419	TREE TRIMMING	38,472.00	51,296.00	34,000.00	7.19	38,000.00	8.04
07420	GROUNDS REPAIRS & MAINTENA	8,661.00	11,548.00	7,000.00	1.48	8,500.00	1.80
07431	TRADITION IRRIGATION MASTER	232,752.50	310,336.67	323,000.00	68.32	317,000.00	67.05
07432	IRRIGATION CONTRACT	7,470.08	9,960.11	9,960.00	2.11	10,259.00	2.17
07434	ELECTRICAL SUPPLIES/REPAIRS	13,869.77	18,493.03	2,000.00	0.42	8,000.00	1.69
07440	IRRIGATION SUPPLIES/REPAIRS	18,924.32	25,232.43	10,000.00	2.12	14,000.00	2.96
07458	SIGNAGE MAINT/REPAIR	0.00	0.00	2,000.00	0.42	1,000.00	0.21
09010	ACCOUNTING/AUDIT	2,850.00	3,800.00	5,200.00	1.10	5,200.00	1.10
09012	LEGAL SERVICES	4,495.99	5,994.65	5,500.00	1.16	5,500.00	1.16
09015	MANAGEMENT FEE	47,030.00	62,706.67	70,920.00	15.00	70,920.00	15.00
09031	PRINTING & POSTAGE	5,856.58	7,808.77	5,000.00	1.06	5,000.00	1.06
09071	INSURANCE-CRIME	915.29	1,220.39	1,427.00	0.30	48,000.00	9.73
09072	INSURANCE-PROPERTY LIAB.	22,487.27	29,983.03	27,954.00	5.91	0.00	0.00
09073	INSURANCE-UMBRELLA	901.84	1,202.45	1,270.00	0.27	0.00	0.00
09074	INSURANCE-D & O	800.55	1,067.40	1,254.00	0.27	0.00	0.00
09075	LICENSE, FEES & PERMITS	735.00	980.00	700.00	0.15	700.00	0.15
09080	DEPRICIATION EXPENSE	5,526.27	7,368.36	0.00	0.00	0.00	0.00
09093	MISCELLANEOUS EXPENSE	234.63	312.84	2,000.00	0.42	2,000.00	0.42
09094	OFFICE/MEETING EXPENSE	2,004.94	2,673.25	2,000.00	0.42	2,000.00	0.42
09098	CORPORATE ANNUAL REPORT	61.25	81.67	62.00	0.01	62.00	0.01
09097	CONTINGENCY	0.00	0.00	1,200.00	0.25	2,050.00	0.43
09150	BAD DEBT EXPENSE/DEP EXPENSE	7,548.02	10,064.03	8,000.00	1.69	8,000.00	1.69
	TOTAL GENERAL EXPENSES	759,114.68	1,012,152.91	1,048,617.00	221.79	1,056,261.00	223.41

TOWNPARK MASTER ASSOC., INC.
2022 BUDGET (Based on 1,182 Homes)
JANUARY 1 THROUGH DECEMBER 31, 2022

ACCOUNT	DESCRIPTION	Actuals	BUDGET	QTR BUDGET	ANNUAL BUDGET	QTR BUDGET	
RECREATION AREA EXPENSES							
08010	REC. AREA - SALARIES & WAGES	193,541.70	258,055.60	233,398.00	49.37	235,000.00	49.70
08030	REC. AREA-OFFICE SUPPLIES EX	5,800.80	7,734.40	2,500.00	0.53	2,500.00	0.53
08032	REC. AREA-SCREENING EXP	0.00	0.00	1,500.00	0.32	1,500.00	0.32
08034	REC. AREA-OFFICE EQUIPMENT L	100.45	133.93	500.00	0.11	500.00	0.11
08035	REC. AREA-STORAGE UNIT	2,536.45	3,381.93	3,000.00	0.63	3,200.00	0.68
08093	REC. AREA - MISCELLANEOUS EX	3,353.60	4,471.47	1,500.00	0.32	1,500.00	0.32
08110	REC. AREA-ELECTRIC (1)	35,312.44	47,083.25	38,000.00	8.04	46,750.00	9.89
08112	REC. AREA-WATER/ SEWER (2)	15,006.48	20,008.61	18,000.00	3.81	17,500.00	3.70
08116	REC. AREA-TRASH REMOVAL	1,828.45	2,437.93	2,100.00	0.44	2,200.00	0.47
08121	REC. AREA-TELEPHONE (1)	2,481.23	3,308.31	3,100.00	0.66	3,100.00	0.66
08209	REC. AREA-CLEANING SUPPLIES	2,143.00	2,857.33	5,000.00	1.06	3,000.00	0.63
08210	REC. AREA-JANITORIAL MAINTEN	346.95	462.60	1,000.00	0.21	1,000.00	0.21
08214	REC. AREA-LANDSCAPE MAINT	10,800.00	14,400.00	14,832.00	3.14	16,315.00	3.45
08220	REC. AREA-POOL SERVICE	15,300.00	20,400.00	18,000.00	3.81	20,160.00	4.26
08224	REC. AREA-PEST CONTROL	2,607.50	3,476.67	1,900.00	0.40	3,500.00	0.74
08232	REC. AREA-SIRIUS RADIO	322.08	429.44	500.00	0.11	500.00	0.11
08238	REC. AREA PEST/FERT/ANT CONT	9,880.00	13,173.33	15,266.00	3.23	15,266.00	3.23
08241	REC. AREA-PRESSURE CLEANIN	1,960.00	2,813.33	5,000.00	1.06	5,000.00	1.06
08270	REC. AREA-SOCIAL FUNCTIONS	4,362.50	5,816.67	30,000.00	6.35	20,000.00	4.23
08321	REC. AREA-FIRE EQUIPMENT EXP	733.97	978.63	1,000.00	0.21	1,000.00	0.21
08331	REC. AREA-UNIFORMS	0.00	0.00	360.00	0.08	360.00	0.08
08410	REC. AREA-REPAIRS & MAINT.	2,497.42	3,329.89	5,000.00	1.06	5,000.00	1.06
08416	REC. AREA-MULCH	0.00	0.00	6,000.00	1.27	6,000.00	1.27
08417	REC. AREA-LANDSCAPE RPLCMN	0.00	0.00	3,000.00	0.63	3,000.00	0.63
08423	REC. AREA-POOL MAINT/ SUPPLI	14,770.05	19,693.40	7,800.00	1.65	7,000.00	1.48
08424	REC. AREA-ALARM MONITORING	69.98	93.31	500.00	0.11	500.00	0.11
08426	REC. AREA-INTERNET	2,410.71	3,214.28	1,730.00	0.37	3,100.00	0.66
08427	REC. AREA-CAMERAS/ACCESS G	814.65	1,086.20	2,000.00	0.42	1,000.00	0.21
08432	REC. AREA-COMMUNAL IRRIGAT	990.00	1,320.00	1,320.00	0.28	1,360.00	0.29
08435	REC. AREA-A/C MAINT & RE	0.00	0.00	2,500.00	0.53	2,500.00	0.53
08440	REC. AREA-IRRIGATION REPAIRS	57.38	76.51	1,000.00	0.21	1,000.00	0.21
08448	REC. AREA-PLUMBING REPAIRS	344.90	459.87	600.00	0.13	600.00	0.13
08450	REC. AREA-TENNIS CRT REPAIRS	1,050.01	1,400.01	1,500.00	0.32	1,000.00	0.21
08452	REC AREA EQUIPMENT	983.20	1,310.93	3,000.00	0.63	3,000.00	0.63
08453	REC ACCESS CARDS	1,859.95	2,479.93	2,500.00	0.53	2,500.00	0.53
08459	REC. AREA-FITNESS CNTR MAINT	4,910.12	6,546.83	3,000.00	0.63	5,000.00	1.06
08460	REC. AREA-CONTINGENCY IMPR	2,000.00	2,666.67	2,000.00	0.42	1,000.00	0.21
08500	REC. AREA-LIFE SAFETY MONITO	889.43	1,185.91	2,000.00	0.42	1,600.00	0.34
	TOTAL RECREATION AREA EXPE	342,065.38	458,087.17	443,606.00	93.83	445,011.00	94.12

TOWNPARK MASTER ASSOC., INC.
2022 BUDGET (Based on 1,182 Homes)
JANUARY 1 THROUGH DECEMBER 31, 2022

ACCOUNT	DESCRIPTION	Actuals	BUDGET	QTR BUDGET	ANNUAL BUDGET	QTR BUDGET
GATE HOUSE EXPENSES						
08051	GATEHOUSE ELECTRIC	1,552.18	2,069.57	2,450.00	0.52	2,450.00
08052	GATEHOUSE TELEPHONE	2,958.93	3,958.57	4,950.00	1.05	4,950.00
08053	GATEHOUSE BARCODES	1,116.30	1,488.40	3,350.00	0.71	2,200.00
08054	GATE REPAIRS	6,018.98	8,025.31	7,000.00	1.48	7,000.00
08055	GATEHOUSE REPAIRS & MAINT.	3,989.54	5,292.72	3,000.00	0.63	3,000.00
08056	GATEHOUSE PRESSURE CLEANING	40.00	53.33	1,500.00	0.32	1,500.00
08057	GATEHOUSE WATER/SEWER	80.27	80.36	350.00	0.07	100.00
08059	GATE STAFF	81,850.66	109,134.21	93,000.00	19.67	118,150.00
	TOTAL GATE HOUSE EXPENSES	97,576.88	130,102.48	115,600.00	24.45	139,350.00
RESERVES						
09745	GENERAL RESERVES		0.00	189,120.00	40.00	189,120.00
	TOTAL RESERVES	0.00	0.00	189,120.00	40.00	189,120.00
	TOTAL EXPENSES	1,188,756.92	1,598,342.58	1,796,943.00	380.06	1,829,742.00

*Approved unani mously on 11/30/2021
 Mary Milmore, President*