

LAKEPARK AT TOWNPARK HOA, INC.
2024 BUDGET (TOTAL 644 HOMES: 422 VILLAS & 222 SFH'S)
JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

NUMBER OF HOMES:						
ACCOUNT	DESCRIPTION	August 2023 YTD Actual	2023 Annualized Estimate	2023 Approved Budget	644 2024 Proposed Budget	2024 Qtr/Unit Budget

INCOME

05000 Assessment Income	\$ 864,732.28	\$ 1,152,976.37	\$ 1,339,329.61	\$ 1,431,029.00	
05018 Developer Deficit Funding	(24,829.44)	77,917.26	0.00	0.00	
05500 Transfer/Application Fees	1,755.00	1,755.00	0.00	0.00	
05501 Late Fees	1,299.67	1,299.67	0.00	0.00	
05505 Clubhouse Rental Income	65.00	65.00	0.00	0.00	
05510 Lifestyles Income	796.00	796.00	0.00	0.00	
05512 Legal Fees Reimbursement	0.00	0.00	0.00	0.00	
05535 Interest Income-Delinquencies	609.95	609.95	0.00	0.00	
05570 Miscellaneous Income	290.00	290.00	0.00	0.00	

SUBTOTAL INCOME

	844,718.46	1,235,709.25	1,339,329.61	1,431,029.00	
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EXPENSES

COMMON AREA EXPENSES

07110 Electricity - Street Lights	28,605.07	38,140.09	42,638.59	40,320.00	15.65
07214 Landscaping - Common	65,408.67	87,211.56	86,840.00	67,331.00	26.14
07218 Landscape Replacement-Common	10,581.00	14,108.00	9,000.00	11,000.00	4.27
07219 Pest Control/ Fertilization	11,175.80	12,144.00	13,356.00	13,356.00	5.18
07221 Irrigation Contract - Common	0.00	0.00	0.00	72,828.00	28.27
07222 Irrigation Repairs - Common	50,556.59	56,000.00	34,880.00	35,031.00	13.60
07226 Mulch-Common	0.00	21,789.38	7,500.00	13,512.00	5.25
07410 Repairs & Maintenance-Common	2,775.75	3,701.00	2,400.00	4,000.00	1.55
07419 Tree Trimming-Common	0.00	2,225.00	5,000.00	1,000.00	0.39
00750 Gate Maintenance	218.28	218.28	1,000.00	0.00	0.00
07456 Maintenance Supplies	1,832.72	2,443.63	2,500.00	3,000.00	1.16
07500 Salaries- Maintenance	0.00	0.00	1,000.00	0.00	0.00

TOTAL COMMON AREA EXPENSE

	171,153.88	237,980.94	206,114.59	261,378.00	101.47
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AMENITIES EXPENSES

08110 Electric - Amenities	17,530.13	23,373.51	17,823.00	24,542.00	9.53
08112 Water & Sewer - Amenities	2,570.30	3,427.07	6,000.00	3,600.00	1.40
08116 Trash - Amenities	0.00	0.00	360.00	400.00	0.16
08121 Telephone - Amenities	2,172.12	2,896.16	3,000.00	3,000.00	1.16
NEW Landscaping - Amenities	0.00	0.00	0.00	19,069.00	7.40
NEW Landscapae Replacement - Amenities	0.00	0.00	0.00	5,000.00	1.94
NEW Mulch - Amenities	0.00	0.00	0.00	4,280.00	1.66
08210 Janitorial Payroll - Amenities	6,776.60	9,035.47	8,000.00	10,000.00	3.88
08212 Pest Control - Amenities	1,027.00	1,369.33	2,830.00	1,900.00	0.74
08215 Fitness Equipment Maint - Amenities	1,719.32	2,292.43	1,500.00	2,500.00	0.97
08220 Pool Maintenance - Amenities	16,260.00	21,680.00	21,294.00	22,800.00	8.85
08241 Pressure Washing - Amenities	995.00	995.00	1,700.00	1,700.00	0.66
08274 Tree Trimming-Amenites	3,090.00	3,090.00	4,500.00	4,500.00	1.75
08314 Lighting - Amenities	0.00	0.00	1,000.00	2,000.00	0.78
08315 Holiday Lights - Amenities	0.00	6,700.00	6,700.00	6,700.00	2.60
08320 Pool Repairs - Amenities	13,559.10	18,078.80	3,000.00	10,000.00	3.88
08410 Repairs & Maintenance - Amenities	5,282.28	7,043.04	3,500.00	8,000.00	3.11
08413 Dog Park Maintenance - Amenities	7,950.00	10,600.00	10,017.00	11,200.00	4.35
08500 Lifestyle Events - Amenities	1,427.11	1,902.81	5,000.00	7,500.00	2.91

TOTAL AMENITIES EXPENSE

	80,358.96	112,483.61	96,224.00	148,691.00	57.72
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VILLA EXPENSES (422 HOMES)

07611 Repairs & Maintenance - Villas	15,503.76	29,780.02	27,430.00	5,500.00	3.26
07614 Landscaping - Villas	159,034.14	212,045.52	212,045.00	213,000.00	126.18
07618 Landscape Replacement-Villas	7,063.00	9,417.33	8,000.00	15,000.00	8.89

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07619	Pest Control/Fert- Villas	66,023.10	75,200.40	75,200.00	75,200.00	44.55
07622	Irrigation- Villas	21,683.94	21,149.93	34,879.00	0.00	0.00
07626	Mulch - Villas	0.00	79,520.00	84,400.00	45,098.00	26.72
07627	Palm Tree Trimming - Villas	13,970.00	13,970.00	19,650.00	10,000.00	5.92
TOTAL VILLA EXPENSES		283,277.94	441,083.20	461,604.00	363,798.00	215.52
SINGLE FAMILY HOMES (222 HOMES)			0.00			
07710	Repairs & Maint - SFH	6,813.74	12,799.98	13,800.00	6,000.00	6.76
07714	Landscaping - SFHs	157,454.36	209,939.15	266,400.00	266,400.00	300.00
07718	Landscape Replacement-SFH	6,226.00	8,301.33	8,000.00	14,000.00	15.77
07719	Pest Control/Fert-SFHs	32,877.90	58,895.10	81,500.00	79,121.00	89.10
07722	Irrigation- SFH	24,268.30	39,247.73	38,100.00	0.00	0.00
07726	Mulch - SFH	0.00	35,542.00	44,400.00	38,744.00	43.63
07727	Tree Trimming -SFH	3,820.00	3,820.00	14,521.02	10,000.00	11.26
TOTAL SINGLE FAMILY HOME EX		231,460.30	368,545.29	466,721.02	414,265.00	466.51
ADMINISTRATIVE EXPENSES						
09010	Accounting Fees	375.00	5,400.00	5,400.00	5,400.00	2.10
09015	Management Contract	33,585.50	44,780.67	50,250.00	74,757.00	29.02
09012	Legal	0.00	10,000.00	0.00	20,000.00	7.76
09031	Printing & Postage	3,374.85	4,499.80	5,000.00	5,200.00	2.02
09072	Insurance	26,334.64	35,112.85	27,081.00	64,800.00	25.16
09075	License, Fees & Permits	702.67	702.67	600.00	705.00	0.27
09093	Miscellaneous Expense	345.76	345.76	1,500.00	1,500.00	0.58
09096	Corporate Annual Report Fee	61.25	61.25	62.00	62.00	0.02
09097	Special Projects	0.00	0.00	1,000.00	25,000.00	9.70
09150	Bad Debt Expense	1,804.51	2,406.01	0.00	2,700.00	1.05
09745	Reserve Funding	11,883.20	15,844.27	17,773.00	42,773.00	16.60
TOTAL ADMINISTRATIVE EXPENSE		78,467.38	119,153.28	108,666.00	242,897.00	94.29
TOTAL EXPENSES		844,718.46	1,279,246.33	1,339,329.61	1,431,029.00	935.52
NET SURPLUS (DEFICIT)		\$ -	\$ (43,537.08)	\$ -	\$ -	\$ -

	2023		2024		Annual Inc (Dec)
	Quarterly	Annual	Quarterly	Annual	
Villas Fees (422 Homes)					
Shared Common Expenses	\$ 159.55	\$ 638.21	\$ 253.48	\$ 1,013.92	\$ 375.71
Villas Expenses	\$ 273.46	\$ 1,093.85	\$ 215.52	\$ 862.08	\$ (231.77)
Total Villas Expense	\$ 433.01	\$ 1,732.06	\$ 469.00	\$ 1,876.00	\$ 143.94
SFH Fees (222 Homes)					
Shared Common Expenses	\$ 159.55	\$ 638.21	\$ 253.48	\$ 1,013.92	\$ 375.71
SFH Expenses	\$ 525.59	\$ 2,102.35	\$ 466.51	\$ 1,866.06	\$ (236.29)
Total SFH Expenses	\$ 685.14	\$ 2,740.56	\$ 720.00	\$ 2,879.98	\$ 139.42