

TOWNPARK MASTER ASSOC., INC.
APPROVED 2025 BUDGET (Based on 1,182 Homes)
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

ACCOUNT	DESCRIPTION	1182					
		June 2024 YTD Actual	2024 Annualized Estimate	2024 Approved Budget	2024 Approved Qtrly Per Home	2025 Draft Budget	2025 Draft Qtrly Per Home
INCOME							
05000	ASSESSMENT INCOME	1,018,884.00	2,037,768.00	2,037,875.57	431.02	2,070,878.04	438.00
05007	GATE BAR CODE INCOME	2,397.00	4,794.00				
05012	ACCESS CARD/WRISTBAND	2,160.00	2,160.00				
05026	WORKING CAPITAL TRANSFER	0.00	0.00				
05200	RECOVERY OF BAD DEBT	0.00	0.00				
05500	APPLICATION/SCREENING FEES	255.00	255.00				
05501	LATE CHARGES	3,050.00	3,050.00				
05509	SOCIAL EVENT INCOME	309.59	309.59				
05530	BANK INTEREST INCOME	720.88	720.88				
05535	DELINQUENT OWNER INTEREST	4,339.41	4,339.41				
05560	INSURANCE CLAIM INCOME	5,878.50	5,878.50				
05570	MISC INCOME	10.66	10.66				
TOTAL INCOME		1,038,005.04	2,059,286.04	2,037,875.57	431.02	2,070,878.04	438.00
EXPENSES							
GENERAL EXPENSES							
07110	ELECTRIC	12,137.33	24,274.66	25,000.00	5.29	26,000.00	5.50
07214	LANDSCAPE CONTRACT	169,950.00	339,900.00	339,900.00	71.89	350,097.00	74.05
07238	PEST/FERT/ANT CONTROL	57,852.00	115,704.00	137,284.00	29.04	137,284.00	29.04
07241	PRESSURE CLEANING	100.00	200.00	10,500.00	2.22	10,500.00	2.22
07309	HOLIDAY LIGHTING	0.00	0.00	21,086.00	4.46	21,523.00	4.55
07311	MAINTENANCE SUPPLIES	302.34	604.68	1,000.00	0.21	1,000.00	0.21
07410	GENERAL REPAIRS & MAINT	5,173.86	10,347.72	7,500.00	1.59	7,500.00	1.59
07415	LANDSCAPE ANNUALS/ENTRY	380.00	760.00	4,600.00	0.97	2,000.00	0.42
07416	MULCH	0.00	0.00	27,000.00	5.71	30,000.00	6.35
07417	LANDSCAPE REPLACEMENT	815.00	1,630.00	3,000.00	0.63	3,000.00	0.63
07419	TREE TRIMMING	4,625.00	9,250.00	34,800.00	7.36	34,800.00	7.36
07420	GROUNDS MAINTENANCE & MAINT	1,010.00	2,020.00	3,000.00	0.63	3,000.00	0.63
07431	TRADITION IRRIGATION MASTER	161,500.86	323,001.72	323,097.00	68.34	323,097.00	68.34
07432	IRRIGATION CONTRACT	5,952.00	11,904.00	11,779.08	2.49	12,384.00	2.62
07434	ELECTRICAL SUPPLIES/REPAIRS	3,212.66	6,425.32	6,000.00	1.27	6,000.00	1.27
07440	IRRIGATION SUPPLIES/REPAIRS	8,795.06	17,590.12	12,000.00	2.54	13,000.00	2.75
07458	SIGNAGE MAINT/REPAIR	0.00	0.00	800.00	0.17	500.00	0.11
09001	ADMINISTRATIVE SALARIES	86,191.75	172,383.50	182,690.00	38.64	168,171.00	35.57
09010	ACCOUNTING/AUDIT	200.00	400.00	5,500.00	1.16	5,500.00	1.16
09012	LEGAL SERVICES	14,352.43	28,704.86	15,000.00	3.17	15,000.00	3.17
09015	MANAGEMENT FEE	39,786.12	79,572.24	80,352.36	17.00	82,763.00	17.50
09030	OFFICE SUPPLIES	2,923.41	5,846.82	2,000.00	0.20	3,500.00	0.74
09031	PRINTING & POSTAGE	862.57	1,725.14	3,500.00	0.74	5,000.00	1.06
09071	INSURANCE	29,278.19	58,556.38	76,000.00	16.07	76,000.00	16.07
09075	LICENSE, FEES & PERMITS	636.05	1,272.10	1,200.00	0.25	1,200.00	0.25
09093	MISCELLANEOUS EXPENSE	1,515.00	3,030.00	1,500.00	0.32	1,500.00	0.32
09094	OFFICE/MEETING EXPENSE	150.00	300.00	1,000.00	0.21	1,000.00	0.21
09096	CORPORATE ANNUAL REPORT	61.25	122.50	123.00	0.03	123.00	0.03
09097	CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	0.42
09150	BAD DEBT EXPENSE	1,405.98	2,811.96	12,000.00	2.54	7,500.00	1.59
TOTAL GENERAL EXPENSES		609,168.86	1,218,337.72	1,349,211.44	285.14	1,350,942.00	285.73

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RECREATION AREA EXPENSES							
08010	REC. AREA - OFFICER WAGES	34,997.36	69,994.72	69,200.00	14.64	69,413.64	14.68
08030	REC. AREA-OFFICE SUPPLIES EX	1,811.63	3,623.26	4,500.00	0.95	4,500.00	0.95
08032	REC. AREA-SCREENING EXP	0.00	0.00	500.00	0.11	500.00	0.11
08034	REC. AREA-OFFICE EQUIPMENT L	0.00	0.00	500.00	0.11	500.00	0.11
08035	REC. AREA-STORAGE UNIT	1,524.86	3,049.72	4,500.00	0.95	5,500.00	1.16
08093	REC. AREA - MISCELLANEOUS EX WP	607.13	1,214.26	10,000.00	2.12	2,000.00	0.42
08110	REC. AREA-ELECTRIC	28,163.26	56,326.52	55,700.00	11.78	56,500.00	11.95
08112	REC. AREA-WATER/ SEWER	8,420.29	16,840.58	17,500.00	3.70	17,500.00	3.70
08116	REC. AREA-TRASH REMOVAL	2,095.06	4,190.12	5,026.00	1.06	4,500.00	0.95
08121	REC. AREA-TELEPHONE	0.00	0.00	3,900.00	0.82	2,400.00	0.51
08209	REC. AREA-CLEANING SUPPLIES	4,158.23	8,316.46	3,000.00	0.63	6,000.00	1.27
08210	REC. AREA-JANITORIAL SERVICES	0.00	0.00	1,000.00	0.21	25,116.00	5.31
08214	REC. AREA-LANDSCAPE MAINT	9,225.00	18,450.00	18,000.00	3.81	19,196.00	4.06
08220	REC. AREA-POOL SERVICE	11,500.00	23,000.00	25,000.00	5.29	31,740.00	6.71
08224	REC. AREA-PEST CONTROL	915.00	1,830.00	3,000.00	0.63	2,000.00	0.42
08232	REC. AREA-SIRIUS RADIO	156.66	313.32	500.00	0.11	500.00	0.11
08238	REC. AREA PEST/FERT/ANT CONT	8,148.00	16,296.00	16,296.00	3.45	16,296.00	3.45
08241	REC. AREA-PRESSURE CLEANIN	150.00	300.00	3,500.00	0.74	3,500.00	0.74
08270	REC. AREA-SOCIAL FUNCTIONS	4,890.34	9,780.68	20,000.00	4.23	20,000.00	4.23
08321	REC. AREA-FIRE EQUIPMENT EXP	2,509.32	5,018.64	1,000.00	0.21	2,500.00	0.53
08410	REC. AREA-REPAIRS & MAINT.	7,301.75	14,603.50	5,000.00	1.06	7,500.00	1.59
08416	REC. AREA-MULCH	427.80	855.60	4,000.00	0.85	4,000.00	0.85
08417	REC. AREA-LANDSCAPE RPLCMN	500.00	1,000.00	3,000.00	0.63	3,000.00	0.63
08423	REC. AREA-POOL MAINT/ SUPPLI	3,417.00	6,834.00	9,000.00	1.90	9,000.00	1.90
08424	REC. AREA-ALARM MONITORING	1,341.33	2,682.66	500.00	0.11	750.00	0.16
08426	REC. AREA-INTERNET	0.00	0.00	2,300.00	0.49	2,300.00	0.49
08427	REC. AREA-CAMERAS/ACCESS G	2,103.05	4,206.10	1,000.00	0.21	1,500.00	0.32
08428	REC. AREA-SPORTS EQUIPMENT (nets)	0.00	0.00	1,000.00	0.21	1,000.00	0.21
08432	REC. AREA-COMMUNAL IRRIGAT	708.00	1,416.00	1,380.00	0.29	1,458.00	0.31
08435	REC. AREA-A/C MAINT & REPAIRS	125.00	250.00	1,500.00	0.32	1,500.00	0.32
08440	REC. AREA-IRRIGATION REPAIRS	0.00	0.00	3,500.00	0.74	3,500.00	0.74
08448	REC. AREA-PLUMBING REPAIRS	0.00	0.00	600.00	0.13	600.00	0.13
08450	REC. AREA-COURT REPAIRS	0.00	0.00	1,000.00	0.21	1,000.00	0.21
08452	REC AREA EQUIPMENT	0.00	0.00	1,500.00	0.32	1,500.00	0.32
08453	REC ACCESS CARDS	4,236.00	8,472.00	3,500.00	0.74	4,500.00	0.95
08459	REC. AREA-FITNESS CNTR MAINT	560.68	1,121.36	2,500.00	0.53	1,500.00	0.32
08460	REC. AREA-CONTINGENCY IMPR	0.00	0.00	1,000.00	0.21	1,000.00	0.21
08500	REC. AREA-LIFE SAFETY MONITO	0.00	0.00	1,100.00	0.23	1,000.00	0.21
TOTAL RECREATION AREA EXPE		139,992.75	279,985.50	306,002.00	64.72	336,769.64	71.23

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GATE HOUSE EXPENSES							
08051	GATEHOUSE-ELECTRIC	1,535.15	3,070.30	3,200.00	0.68	3,200.00	0.68
08052	GATEHOUSE INTERNET	2,391.06	4,782.12	5,000.00	1.06	1,500.00	0.32
08053	GATEHOUSE BARCODES	2,711.00	5,422.00	2,200.00	0.47	5,000.00	1.06
08054	GATE REPAIRS	17,114.70	34,229.40	7,000.00	1.48	7,000.00	1.48
08055	GATEHOUSE REPAIRS & MAINT.	3,463.00	6,926.00	3,000.00	0.63	4,000.00	0.85
08056	GATEHOUSE PRESSURE CLEANING	0.00	0.00	6,000.00	1.27	6,000.00	1.27
08057	GATEHOUSE WATER/SEWER	75.36	150.72	100.00	0.02	150.00	0.03
08059	GATE STAFF	68,564.29	137,128.58	124,188.13	26.27	124,342.40	26.30
TOTAL GATE HOUSE EXPENSES		95,854.56	191,709.12	150,688.13	31.87	151,192.40	31.98
RESERVES							
09745	GENERAL RESERVES	115,987.01	231,974.02	231,974.00	49.06	231,974.00	49.06
TOTAL RESERVES		115,987.01	231,974.02	231,974.00	49.06	231,974.00	49.06
TOTAL EXPENSES		961,003.18	1,922,006.36	2,037,875.57	431.02	2,070,878.04	438.00

*approved 11/12/2024 by unanimous consent.
 May Tilmore, President*