

LAKEPARK AT TOWNPARK HOA, INC.
2021 BUDGET (TOTAL 644 HOMES: 422 VILLAS & 222 SFH'S)
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

NUMBER OF HOMES: 644

ACCOUNT	DESCRIPTION	ACTUAL July YTD	ANNUALIZED 2020	2020 BUDGET	2021 DRAFT	ANNUAL PER HOME EXPENSE FORMULA	NOTES
INCOME:							
05000	Assessment Income	364,966.29	625,656.50	1,047,175.08	1,048,543.08		
05018	Developer Guarantee	91,015.11	156,025.90	-	-		
05500	Transfer Fees	130.00	222.86	-	-		
05501	Late Fees	675.00	1,157.14	-	-		
05502	NSF Fees	36.00	61.71	-	-		
05570	Miscellaneous Income	97.21	166.65	-	-		
	SUBTOTAL INCOME	456,919.61	783,290.76	1,047,175.08	1,048,543.08		
EXPENSES							
COMMON AREA EXPENSES							
07110	Electricity - Entrance	33,195.83	56,907.14	30,000.00	38,000.00	59.01	
07214	Landscaping - Common	35,000.00	60,000.00	60,000.00	61,800.00	95.96	
07218	Landscape Replacement-Common	5,025.00	8,614.29	9,000.00	9,000.00	13.98	
07219	Pest Control/ Fertilization	1,205.00	2,065.71	30,000.00	30,900.00	47.98	
07222	Irrigation - Common	28,399.50	48,684.86	31,000.00	31,000.00	48.14	
07226	Mulch-Common	1,775.00	3,042.86	7,000.00	3,000.00	4.66	
07410	Repairs & Maintenance-Common	1,244.50	2,133.43	1,600.00	2,400.00	3.73	
07456	Maintenance Supplies	293.92	503.86	1,000.00	1,000.00	1.55	
07500	Salaries- Maintenance	-	-	5,500.00	5,500.00	8.54	
	TOTAL COMMON AREA EXPENSE	106,138.75	181,952.14	175,100.00	182,600.00	283.54	
AMENITIES EXPENSES							
08110	Electric - Amenities	10,145.23	17,391.82	24,000.00	17,500.00	27.17	
08112	Water & Sewer - Amenities	5,596.08	9,593.28	3,340.00	9,500.00	14.75	
08116	Trash - Amenities	393.16	673.99	-	600.00	0.93	
08121	Telephone - Amenities	1,648.22	2,825.52	2,500.00	2,825.00	4.39	
08210	Janitorial Payroll - Amenities	11,270.81	19,321.39	3,900.00	3,900.00	6.06	
08212	Pest Control - Amenities	610.00	1,045.71	1,830.00	1,100.00	1.71	
08215	Fitness Equipment Maint - Amenities	485.78	832.77	2,580.00	2,580.00	4.01	
08220	Pool Maintenance Contract - Ameni	8,427.50	14,447.14	9,100.00	15,600.00	24.22	
08241	Pressure Washing - Amenities	-	-	1,500.00	1,500.00	2.33	
08314	Lighting - Amenities	-	-	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	3,538.90	6,066.69	2,000.00	3,000.00	4.66	
08410	Repairs & Maintenance - Amenities	796.83	1,365.99	500.00	1,000.00	1.55	
08413	Dog Park Maintenance - Amenities	3,953.00	6,776.57	1,000.00	1,000.00	1.55	
09745	Amenity Reserve Funding	5,435.26	9,317.59	17,538.08	17,773.08	27.60	
	Lifestyle Events - Amenities	-	-	5,000.00	5,000.00	7.76	
	TOTAL AMENITIES EXPENSE	52,300.77	96,358.46	81,988.08	90,078.08	139.87	
VILLA EXPENSES (422 HOMES)							
07611	Maintenance - Villas	-	-	19,000.00	13,000.00	20.19	
07614	Landscaping - Villas	69,420.00	119,005.71	151,920.00	151,920.00	235.90	
07618	Landscape Reolacement-Villas	16,172.50	27,724.29	18,000.00	18,000.00	27.95	
07619	Pest Control/Fert- Villas	25,640.00	43,954.29	68,364.00	70,450.00	109.39	
07622	Irrigation- Villas	12,602.78	21,604.77	60,400.00	50,000.00	77.64	
07626	Mulch - Villas	19,200.00	32,914.29	42,200.00	42,200.00	65.53	
	TOTAL VILLA EXPENSES	143,035.28	245,203.34	359,884.00	345,570.00	536.60	
SINGLE FAMILY HOMES (222 HOMES)							
07710	Maint - SFH - sidewalk pressure	-	-	11,800.00	11,500.00	17.86	
07714	Landscaping - SFHs	33,120.00	56,777.14	159,840.00	159,840.00	248.20	
07718	Landscape Reolacement-SFH	6,949.00	11,912.57	18,000.00	18,000.00	27.95	
07719	Pest Control/Fert-SFHs	20,412.00	34,992.00	71,928.00	74,085.00	115.04	
07722	Irrigation- SFH	10,282.63	17,627.37	56,000.00	48,000.00	74.53	
07726	Mulch - SFHs	9,200.00	15,771.43	44,400.00	44,400.00	68.94	
	TOTAL SINGLE FAMILY HOME EX	79,963.63	137,080.51	361,968.00	355,825.00	552.52	
ADMINISTRATIVE EXPENSES							
09010	Accounting Fees	-	-	1,875.00	1,875.00	2.91	
09015	Management Contract	14,190.60	24,326.74	46,368.00	46,368.00	72.00	
09031	Printing & Postage	1,814.51	3,110.59	1,600.00	3,700.00	5.75	
09072	Insurance	7,626.91	13,074.70	18,330.00	19,965.00	31.00	
09093	Miscellaneous Expense	289.95	497.06	-	500.00	0.78	
09096	Corporate Annual Report Fee	61.25	61.25	62.00	62.00	0.10	
09097	Contingency	7,077.86	12,133.47	-	2,000.00	3.11	
	TOTAL ADMIN EXPENSES	31,061.08	53,203.82	68,235.00	74,470.00	115.64	
	TOTAL EXPENSES	412,499.51	713,798.27	1,047,175.08	1,048,543.08		
	Current Yr Net Income/(loss)	44,420.10	69,492.49	-	-		
Villas Fees (422 Homes)							
		2020		2021		%	
		Quarterly	Annual	Quarterly	Annual	Change	
	Shared Common Expenses	\$ 126.29	\$ 505.16	\$ 134.76	\$ 539.05		
	Villas Expenses	\$ 213.20	\$ 852.81	\$ 204.72	\$ 818.89		
	Total Villas Expense	\$ 339.49	\$ 1,357.97	\$ 339.48	\$ 1,357.94	0.00%	
SFH Fees (222 Homes)							
		2020		2021		%	
		Quarterly	Annual	Quarterly	Annual	Change	
	Shared Common Expenses	\$ 126.29	\$ 505.16	\$ 134.76	\$ 539.05		
	SFH Expenses	\$ 407.62	\$ 1,630.49	\$ 400.70	\$ 1,602.82		
	Total SFH Expenses	\$ 533.91	\$ 2,135.65	\$ 535.47	\$ 2,141.87	0.29%	