

Lakepark at Townpark Homeowners Association, Inc.

2026 Budget (Total Homes: 644)

January 1, 2026 Through December 31, 2026

	2025				2026 Budget
	YTD June	Annualized	Budget	Variance	
Income					
05000 - Assessment Income	699,088.00	1,398,176.00	1,398,170.00	6.00	1,426,172.00
05500 - Transfer/ Application Fees	1,560.00	3120		3,120.00	
05501 - Late Fees	875.00	1750		1,750.00	
05530 - Bank Interest Income	450.55	901.1		901.10	
05535 - Interest Income-Delinquencies	426.03	852.06		852.06	
05570 - Miscellaneous Income	20.00	40		40.00	
Total Income	702,419.58	1,404,839.16	1,398,170.00	6,669.16	1,426,172.00
Common Area Expenses					
07110 - Electricity - Street Lighting	19,566.66	39,133.32	40,320.00	(1,186.68)	41,500.00
07214 - Landscaping - Common	33,885.78	67,771.56	67,331.00	440.56	69,805.00
07218 - Landscape Replacement-Common	450.00	900.00	11,000.00	(10,100.00)	11,000.00
07219 - Pest Control/ Fertilization	7,881.98	15,763.96	14,764.00	999.96	15,600.00
07221 - Irrigation Contract - Common	25,308.00	50,616.00	50,616.00	0	52,104.00
07222 - Irrigation Repairs - Common	23,199.70	46,399.40	36,082.04	10,317.36	40,000.00
07226 - Mulch-Common	5,580.00	5,580.00	14,592.96	(9,012.96)	.00
07410 - Repairs & Maintenance-Common	100.00	200	.00	200.00	16,000.00
07419 - Tree Trimming-Common	0	1,000.00	1,000.00	.00	1,000.00
07420 - Oak Tree Trimming - Common	0	.00	.00	.00	17,500.00
07466 - Pressure Washing	0	15,000.00	15,000.00	.00	25,000.00
07505 - Special Projects	0	.00	10,000.00	(10,000.00)	.00
Total Common Area Expenses	115,972.12	242,364.24	260,706.00	(18,341.76)	289,509.00
Amenities					
08110 - Electric-Amenities	11,743.88	23,487.76	24,542.00	(1,054.24)	24,542.00
08112 - Water & Sewer- Amenities	1,935.01	3,870.02	3,600.00	270.02	4,000.00
08113 - Landscaping-Amenities	9,534.72	19,069.44	19,069.00	.44	19,641.00
08114 - Landscaping Replacement-Amenities	0	.00	5,000.00	(5,000.00)	5,000.00
08115 - Mulch-Amenities	4,814.00	4,814.00	4,622.00	192.00	.00
08117 - Fert/Chem-Amenities	1,962.00	3,924.00	.00	3,924.00	4,800.00
08121 - Internet and Media Services	1,717.16	3,434.32	3,000.00	434.32	2,513.00
08125 - Maintenance Supplies-Amenity Center	877.14	1,754.28	3,500.00	(1,745.72)	3,500.00
08210 - Janitorial- Payroll- Amenities	9,201.90	18,403.80	13,575.00	4,828.80	19,089.00
08212 - Pest Control- Amenities	915.00	1,830.00	1,900.00	(70.00)	1,900.00
08213 - Pest Control / Fert	0	.00	3,924.00	(3,924.00)	.00
08215 - Fitness Equip Maint-Amenities	485.78	971.56	2,500.00	(1,528.44)	2,500.00
08220 - Pool Maint- Amenities	13,550.00	27,100.00	30,150.00	(3,050.00)	30,150.00
08241 - Pressure Washing-Amenities	1,160.00	2,320.00	2,000.00	320.00	2,000.00
08274 - Tree Trimming-Amenities	0	2,955.00	2,955.00	.00	2,955.00
08315 - Holiday Lights - Amenities	0	3,308.00	3,308.00	.00	3,308.00
08320 - Pool Repairs- Amenities	2,101.50	4,203.00	10,000.00	(5,797.00)	10,000.00
08410 - Repairs & Maint-Amenities	3,286.20	6,572.40	8,500.00	(1,927.60)	16,000.00
08413 - Dog Park Maint-Amenities	5,230.10	10,460.20	11,200.00	(739.80)	16,200.00

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	2025				2026 Budget
	YTD June	Annualized	Budget	Variance	
08450 - Security Access - Amenities	652.91	1,305.82	1,200.00	105.82	1,200.00
08500 - Lifestyle Events - Amenities	2,183.50	4,367.00	7,500.00	(3,133.00)	7,500.00
Total Amenities	71,350.80	144,150.60	162,045.00	(17,894.40)	176,798.00
Villa Expenses (422 Homes)					
07611 - Repairs & Maintenance - Villas	0	.00	10,500.00	(10,500.00)	.00
07612 - Painting R&M - Villas	0	.00	.00	.00	2,000.00
07614 - Landscaping - Villas	106,022.76	212,045.52	213,000.00	(954.48)	239,368.00
07618 - Landscape Replacement-Villas	140.28	280.56	11,000.00	(10,719.44)	20,000.00
07619 - Pest Control/Fert- Villas	24,876.00	49,752.00	49,752.00	0	52,800.00
07626 - Mulch-Villas	51,131.50	51,131.50	47,930.00	3,201.50	.00
07627 - Palm Tree Trimming - Villas	0	13,125.00	13,125.00	.00	13,125.00
07630 - Oak Tree Trimming	0	2,500.00	2,500.00	.00	2,500.00
07666 - Pressure Cleaning - Villas	0	.00	.00	.00	14,736.00
Total Villa Expenses	182,170.54	328,834.58	347,807.00	(18,972.42)	344,529.00
Single Family Homes (222 Homes)					
07714 - Landscaping - SFHs	111,421.44	222,842.88	266,400.00	(43,557.12)	249,332.00
07718 - Landscape Replacement-SFH	8,805.85	17,611.70	10,000.00	7,611.70	20,000.00
07719 - Pest Control/Fert-SFHs	25,780.02	51,560.04	51,560.00	0.04	54,971.00
07726 - Mulch-SFH	36,522.00	36,522.00	41,545.00	(5,023.00)	.00
07727 - Palm Tree Trimming - SFH	0	3,500.00	3,500.00	.00	3,500.00
07766 - Pressure Cleaning - SFH	0	.00	.00	.00	7,065.00
Total Single Family Homes	182,529.31	332,036.62	373,005.00	(40,968.38)	334,868.00
Administrative Expenses					
09001 - Management Salaries	40,573.04	81,146.08	76,141.00	5,005.08	91,092.00
09010 - Accounting Fees	0	7,325.00	6,625.00	700.00	5,000.00
09012 - Legal Fee	11,597.88	23,195.76	10,000.00	13,195.76	20,000.00
09015 - Management Contract	25,116.00	50,232.00	51,739.00	(1,507.00)	53,291.00
09031 - Printing & Postage	3,509.96	7,019.92	5,356.00	1,663.92	10,000.00
09072 - Insurance	19,186.26	38,372.52	43,096.00	(4,723.48)	49,435.00
09075 - License, Fees & Permits	639.10	1,278.20	705.00	573.20	705.00
09096 - Corporate Annual Report Fee	0	.00	72.00	(72.00)	72.00
09097 - Special Projects	0	.00	15,000.00	(15,000.00)	5,000.00
09150 - Bad Debt Expense	0	.00	3,100.00	(3,100.00)	3,100.00
09745 - Reserve Funding	21,386.52	42,773.04	42,773.00	0.04	42,773.00
Total Administrative Expenses	122,008.76	251,342.52	254,607.00	(3,264.48)	280,468.00
Total Expense	674,031.53	1,298,728.56	1,398,170.00	(99,441.44)	1,426,172.00
Net Total	28,388.05	106,110.60	.00	106,110.60	0.00

Villas Fees (422 Homes)	2025		2026		Annual Inc (Dec)
	Quarterly	Annual	Quarterly	Annual	
Shared Common Expenses	\$ 262.95	\$1,051.80	\$ 289.90	\$1,159.59	\$ 107.79
Villas Expenses	\$ 206.05	\$824.19	\$ 204.10	\$816.42	\$ (7.77)
Total Villas Expense	\$ 469.00	\$1,875.99	\$ 494.00	\$1,976.01	\$ 100.02
SFH Fees (222 Homes)					
	2025		2026		Annual Inc (Dec)
	Quarterly	Annual	Quarterly	Annual	
Shared Common Expenses	\$ 262.95	\$1,051.80	\$ 289.90	\$1,159.59	\$ 107.79
SFH Expenses	\$ 420.05	\$1,680.20	\$ 377.10	\$1,508.41	\$ (171.79)
Total SFH Expenses	\$ 683.00	\$2,732.00	\$ 667.00	\$2,668.00	\$ (64.00)