

**Laureate Park Master Association, Inc.**  
**Approved Budget**  
**Year Ending December 31, 2025**

**ASSESSMENTS**

	2024 Approved Budget	2024 Total Quarterly	2025 Approved Budget	2025 Total Quarterly
<b>General Assessment</b>	<b>\$196.00</b>		<b>\$200.07</b>	
<b>Telecommunications</b>	<b>\$209.87</b>		<b>\$225.72</b>	
<b>Assessment Amenity</b>	<b>\$90.00</b>		<b>\$90.00</b>	
Tri-Plex Townhomes	\$812.83	<b>\$1,308.70</b>	\$961.42	<b>\$1,477.21</b>
Duplex	\$866.60	<b>\$1,362.47</b>	\$984.80	<b>\$1,500.59</b>
Townhomes	\$698.21	<b>\$1,194.08</b>	\$798.48	<b>\$1,314.27</b>
Urban Townhomes	\$523.00	<b>\$1,018.87</b>	\$616.14	<b>\$1,131.93</b>
Single Family	\$0.00	<b>\$495.87</b>	\$0.00	<b>\$515.79</b>
Builder Lots	\$0.00	<b>\$196.00</b>	\$0.00	<b>\$200.07</b>

**INCOME**

Income

40000 - Assessment Income	2,481,360.00	2,420,047.01
40030 - Telecommunications Revenue	2,515,921.56	2,730,309.12
40035 - Pool Amenities Revenue	1,078,920.00	1,088,640.00
40050 - TH Assessment Income	893,708.80	1,108,295.00
40060 - Duplex Assessment Income	318,908.80	362,408.00
40070 - Tri - Plex TH Assessment	172,319.96	203,820.00
40080 - Urban TH Assessment	426,768.00	502,767.00
40090 - Builder Assessment	131,712.00	335,187.97
40100 - Developer Contributions	113,076.82	100,000.00
40700 - Capital Contribution Fee	14,746.15	30,114.51
41100 - Late Fees	20,000.00	20,000.00
41200 - Interest - Delinquent Accounts	15,000.00	15,000.00
41420 - Administrative Service Fees (Rentals)	100,000.00	100,000.00
41500 - Fire Safety	5,815.00	5,815.00
41900 - Interest Income - Operating	3,876.24	112,674.50
	<b>\$ 8,292,133.33</b>	<b>\$ 9,135,078.11</b>

**EXPENSES**

General & Administrative

60150 - Management Fees	179,820.00	181,440.00
60300 - Accounting Fees & Tax Prep	8,700.00	8,700.00
60350 - Legal Fees	40,000.00	45,000.00
60450 - Payment Coupons	17,982.00	18,144.00
60500 - AP Expense	2,000.00	1,500.00
60600 - Postage & Shipping	18,000.00	20,000.00
60700 - Insurance Liability/Property/Umb	348,000.00	470,000.00
60800 - Insurance - Worker's Comp	850.00	600.00
61100 - Office Expense	15,000.00	12,000.00
61150 - Website/Caliber Portal Service	1,080.00	1,080.00
61160 - Telecommunications Services	2,515,921.56	2,730,309.13
61300 - Corporate Annual Report	61.25	73.50
61350 - Bad Debt	25,000.00	20,000.00
61500 - Storage	3,833.52	3,833.52
60200 - Onsite management	280,000.00	285,000.00
<b>Total General &amp; Administrative:</b>	<b>\$ 3,456,248.33</b>	<b>\$ 3,797,680.15</b>

Grounds Maintenance		
62000 - Contract Landscape - Common	1,044,000.00	1,092,567.96
62250 - Retention Area Maint.	31,800.00	31,800.00
62280 - Pond Midge/Mosquito Control	36,400.00	36,400.00
62300 - Porter Service	62,000.00	62,000.00
62400 - Landscaping Maintenance & Materials	50,000.00	65,000.00
62500 - Plants Replacements	70,000.00	70,000.00
62550 - Tree Trimming & Replacement	45,000.00	45,000.00
62750 - Pest-Animal Control	6,700.00	6,700.00
62800 - Irrigation Services R&M	45,000.00	45,000.00
62820 - Street Cleaning	57,000.00	35,000.00
62850 - Fountains R&M	18,000.00	8,000.00
62950 - Sidewalks R&M	2,500.00	2,000.00
63200 - Signs R&M	7,500.00	5,000.00
63750 - Pressure Wash Cleaning	50,000.00	40,000.00
63800 - Courtesy Patrol	40,000.00	30,000.00
63950 - Sewer Cleaning	0.00	22,000.00
64100 - Miscellaneous-Common area	50,000.00	30,000.00
<b>Total Grounds Maintenance:</b>	<b>\$ 1,615,900.00</b>	<b>\$ 1,626,467.96</b>
Recreational		
65000 - Amenity Membership Fee	1,078,920.00	1,088,640.00
65070 - Playground R/M	8,550.00	5,000.00
<b>Total Recreational:</b>	<b>\$ 1,087,470.00</b>	<b>\$ 1,093,640.00</b>
Townhomes		
69000 - Contract Landscape Maint. - Townhomes	268,800.00	291,480.00
69155 - Contract - Termite Bond	29,000.00	29,000.00
69300 - Contract - Fire Safety	5,815.00	5,815.00
69560 - Insurance - TH	440,000.00	477,000.00
69600 - Irrigation R&M	5,000.00	5,000.00
69700 - Exterior Pressure Washing	5,000.00	5,000.00
69750 - Exterior R&M	10,000.00	10,000.00
69760 - Landscape Replacement	60,000.00	60,000.00
<b>Total Townhomes:</b>	<b>\$ 823,615.00</b>	<b>\$ 883,295.00</b>
Duplex		
70000 - Contract Landscape Maint. - Duplex	77,280.00	77,280.00
70150 - Contract - Pest & Termite Control	14,628.00	14,628.00
70560 - Insurance - Duplex	182,000.00	190,000.00
70600 - Exterior Pressure Washing	5,000.00	5,000.00
70700 - Irrigation R&M	2,500.00	3,000.00
70750 - Exterior R&M	7,500.00	7,500.00
70760 - Landscape Replacement	15,000.00	15,000.00
<b>Total Duplex:</b>	<b>\$ 303,908.00</b>	<b>\$ 312,408.00</b>
Urban Townhomes		
73000 - Contract - Landscaping	171,360.00	171,360.00
73150 - Contract - Pest & Termite Control	16,907.00	16,907.00
73560 - Insurance - Urban TH	136,000.00	147,000.00
73600 - Pressure Washing	2,500.00	2,500.00
73700 - Irrigation Services R&M	5,000.00	10,000.00
73750 - Building Exterior R&M	15,000.00	15,000.00
73760 - Landscape Replacement	20,000.00	20,000.00
<b>Total Urban Townhomes:</b>	<b>\$ 366,767.00</b>	<b>\$ 382,767.00</b>

Tri-Plex Townhomes		
75000 - Contract - Landscaping	44,520.00	44,520.00
75150 - Contract - Pest & Termite Control	4,300.00	4,300.00
75560 - Insurance - Tri-Plex TH	68,000.00	75,000.00
75600 - Pressure Washing	5,000.00	5,000.00
75700 - Irrigation Services R&M	2,500.00	5,000.00
75750 - Building Exterior R&M	5,000.00	5,000.00
75760 - Landscape Replacement	18,000.00	15,000.00
<b>Total Tri-Plex Townhomes:</b>	<b>\$ 147,320.00</b>	<b>\$ 153,820.00</b>
Utilities		
78050 - Electricity - Street Lights	250,000.00	365,000.00
78150 - Electricity - General	15,000.00	15,000.00
78450 - Water - Irrigation	50,000.00	60,000.00
<b>Total Utilities:</b>	<b>\$ 315,000.00</b>	<b>\$ 440,000.00</b>
Reserves		
80050 - Reserves - Pooled - Duplex	15,000.00	50,000.00
80060 - Reserves - Pooled - TH	75,905.00	225,000.00
80075 - Reserves - Pooled - Urban TH	60,000.00	120,000.00
80100 - Reserves - Pooled - Tri-Plex TH	25,000.00	50,000.00
<b>Total Reserves:</b>	<b>\$ 175,905.00</b>	<b>\$ 445,000.00</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 8,292,133.33</u></b>	<b><u>\$ 9,135,078.11</u></b>

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**