

**Laureate Park Homeowners Association, Inc.  
APPROVED 2019 BUDGET**

	2018 Approved General Expense Budget	2019 General Expenses Budget (all lots)	2019 Builder Lot Specific Budget	2019 Duplex Specific Budget	2019 Townhome Specific Budget	2019 Urban Townhome Specific Budget	2019 Craft Townhome Specific Budget	2019 Single Family Homes Specific Budget
Quarterly Assessment General Expenses	\$82.15		\$103.50	\$103.50	\$103.50	\$103.50	\$103.50	\$103.50
Quarterly Assessment Telecommunications	\$267.84			\$279.00	\$279.00	\$279.00	\$279.00	\$279.00
Quarterly Assessment Amenity	\$87.00			\$87.00	\$87.00	\$87.00	\$87.00	\$87.00
Quarterly Assessment Lot Specific	Home Style Specific		\$0.00	\$578.00	\$512.00	\$410.00	\$512.00	\$0.00
<b>Total Quarterly Assessment</b>	Home Style Specific 436.99		<b>\$103.50</b>	<b>\$1,047.50</b>	<b>\$981.50</b>	<b>\$879.50</b>	<b>\$981.50</b>	<b>\$469.50</b>
<b>Total Estimated Lots a/o/1/1/19</b>	1569	1855	401	92	157	38	9	1726
<b>Total Estimated Lots a/o/12/31/19</b>	1775	2305	500	92	177	78	45	2093
<b>Average Estimated Builder Lots 1/1/19 thru 12/31/19</b>	342	350	350					
<b>Average Estimated Owner Lots 1/1/19 thru 12/31/19</b>	1330	1732		92	190	75	25	1350

**ASSESSMENTS & OTHER INCOME**

Assessment Income - Owner Lots	\$540,547.00	\$717,048.00						
Assessment Income - Builder Lots		\$144,900.00						
Special Lot Type Assessment (Attached)	\$547,754.00	\$0.00	\$212,704.00	\$389,120.00	\$123,000.00	\$51,200.00		
Amenity - Pool & Fitness Maintenance	\$448,920.00	\$602,736.00						
Developer Contributions	\$355,900.00	\$545,862.00						
Admin Interest	\$6,000.00	\$6,000.00						
AdminLate Fees	\$11,000.00	\$10,000.00						
Telecommunications	\$1,382,054.00	\$1,932,912.00						
Capital Contribution Fee		\$15,000.00						
Access Keys	\$7,000.00	\$7,000.00						
Violation Revenue	\$1,000.00	\$1,000.00						
Administrative Service Fees (Rentals)	\$8,000.00	\$30,000.00						
<b>Assessment Income:</b>	<b>\$3,308,175.00</b>	<b>\$4,012,458.00</b>	<b>\$144,900.00</b>	<b>\$212,704.00</b>	<b>\$389,120.00</b>	<b>\$123,000.00</b>	<b>\$51,200.00</b>	<b>\$0.00</b>

**EXPENSES**

**GENERAL & ADMINISTRATIVE**

Management Fees	\$52,000.00	\$122,430.00						
Engineering		\$0.00						
Developer (Field) Management	\$25,000.00	\$0.00						
Legal Fees	\$10,000.00	\$10,000.00						
Accounting & Tax Prep	\$4,400.00	\$6,000.00						
Travel & Per Diem	\$4,000.00	\$2,000.00						
Telecommunications Services	\$1,382,054.00	\$1,932,912.00						
Insurance - General Liability	\$22,300.00	\$20,000.00						
Insurance - Property & Casualty	\$19,000.00	\$17,500.00	\$79,488.00	\$153,900.00	\$60,750.00	\$20,250.00		
Insurance - Directors & Officers	\$1,700.00	\$6,000.00						
Insurance - Fidelity Bond		\$1,200.00						
Insurance - Workers Comp (if any policy)		\$706.00						
Postage & Shipping	\$7,000.00	\$10,000.00						
Copies & Office Supplies	\$2,000.00	\$7,000.00						
Bank Fees	\$9,612.00	\$1,200.00						
Corporate Annual Report		\$62.00						
Website Service		\$0.00						
Miscellaneous	\$26,700.00	\$1,250.00						
Bad Debt		\$0.00						
Storage		\$250.00						
<b>TOTAL Admin &amp; Management</b>	<b>\$1,565,766.00</b>	<b>\$2,138,510.00</b>	<b>\$0.00</b>	<b>\$79,488.00</b>	<b>\$153,900.00</b>	<b>\$60,750.00</b>	<b>\$20,250.00</b>	<b>\$0.00</b>

**GROUNDS MAINTENANCE**

Contracted Landscape	\$840,701.00	\$702,954.00	\$71,760.00	\$125,400.00	\$24,750.00	\$16,500.00		
Irrigation Services R&M	\$25,000.00	\$10,000.00	\$18,768.00	\$29,640.00	\$5,850.00	\$3,900.00		
Aquatic Weed Control	\$18,750.00	\$20,000.00						
Porter Service	\$43,680.00	\$44,000.00						
Landscaping Maintenance & Materials	\$21,008.00	\$5,000.00						

Plant Replacements	\$39,300.00
Tree Replacements	\$5,000.00
Fountains R&M	\$4,000.00
Fence R&M	\$200.00
Signs R&M	\$10,200.00
Sidewalks R&M	\$5,000.00
Pavillion R&M	\$200.00
Pressure Washing Cleaning	\$8,000.00
Street Cleaning	
Grounds Repairs & Maint	\$10,500.00
Drainage Infrastructure R&M	\$200.00
Ponds and Wiers R&M	\$200.00
Miscellaneous	\$48,000.00
<b>TOTAL Grounds Maintenance</b>	<b>\$1,079,939.00</b>

\$10,000.00							
\$10,000.00							
\$5,000.00							
\$500.00							
\$15,000.00							
\$5,000.00							
\$250.00							
\$10,000.00		\$1,288.00	\$2,280.00	\$900.00	\$300.00		
\$20,000.00							
\$10,000.00							
\$1,500.00							
\$1,500.00							
\$50,000.00							
<b>\$920,704.00</b>	<b>\$0.00</b>	<b>\$91,816.00</b>	<b>\$157,320.00</b>	<b>\$31,500.00</b>	<b>\$20,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**AMENITY**

Amenity - Pool & Fitness Maintenance	\$448,920.00
Shell Trail Maintenance	\$27,000.00
Bike Paths & Walks	\$200.00
Playground Mulch	\$2,500.00
Playground Equipment R&M	\$200.00
<b>TOTAL Amenity</b>	<b>\$478,820.00</b>

\$602,736.00							
\$20,000.00							
\$250.00							
\$2,500.00							
\$500.00							
<b>\$625,986.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**TOWNHOMES & DUPLEXES**

Building Exerior R&M	
Contract Termite Bond & Pest Control	\$85,000.00
<b>TOTAL Townhomes &amp; Duplexes</b>	<b>\$85,000.00</b>

		\$16,560.00	\$34,200.00	\$13,500.00	\$4,500.00		
\$50,000.00		\$13,800.00	\$20,900.00	\$8,250.00	\$2,750.00		
<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$30,360.00</b>	<b>\$55,100.00</b>	<b>\$21,750.00</b>	<b>\$7,250.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**UTILITIES**

Electricity - General	\$9,000.00
Electricity - Streetlights	\$82,000.00
Telephone	\$150.00
Water - Irrigation	\$7,500.00
<b>TOTAL Utilities</b>	<b>\$98,650.00</b>

\$10,000.00							
\$252,108.00							
\$150.00							
\$15,000.00							
<b>\$277,258.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**RESERVES**

Reserves - Pooled	
<b>TOTAL Reserves</b>	<b>\$0.00</b>

\$0.00		\$11,040.00	\$22,800.00	\$9,000.00	\$3,000.00		
<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,040.00</b>	<b>\$22,800.00</b>	<b>\$9,000.00</b>	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**TOTAL Expenses & Reserves**

<b>TOTAL Expenses &amp; Reserves</b>	<b>\$3,308,175.00</b>
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<b>\$4,012,458.00</b>	<b>\$0.00</b>	<b>\$212,704.00</b>	<b>\$389,120.00</b>	<b>\$123,000.00</b>	<b>\$51,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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Variance	\$0.00
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\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AND APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPRATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**

Board Member Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_