

Laurel Wood Homeowners Association, Inc.
2012 Approved Budget

ADMINISTRATIVE						
Management Fee						\$ 11,514.00
Postage/Office Supplies						\$ 1,300.00
Legal						\$ 500.00
Tax Return Preparation						\$ 700.00
Licenses/Taxes/Fees						\$ 62.00
Insurance						\$ 550.00
Storage						\$ 540.00
Total Administrative						\$ 15,166.00
MAINTENANCE						
Gates						\$ 5,000.00
Fountain						\$ 1,500.00
Gas Lamp Maintenance						\$ 1,500.00
Common Area Landscape						\$ 2,500.00
Common Area Mowing						\$ 7,200.00
Pest Control Common Lawn						\$ 1,500.00
Pest Control Common Shrubs						\$ 2,400.00
Tree Trim and Removal						\$ 1,000.00
Railroad Wall Mow						\$ 1,200.00
Irrigation Maintenance & Repair						\$ 3,500.00
Lift Station Maintenance & Inspect						\$ 1,500.00
General Maintenance						\$ 2,000.00
Community Improvement						\$ 5,000.00
Underground Plumbing						\$ 4,000.00
Total Maintenance						\$ 39,800.00
UTILITIES						
Electric						\$ 5,000.00
Gas						\$ 18,000.00
Telephone						\$ 3,500.00
Total Utilities						\$ 26,500.00
OTHER						
Camera System						\$ 1,000.00
Post Office Box						\$ 70.00
RR Property Ground Lease						\$ 430.00
Total Other						\$ 1,500.00
TOTAL EXPENSES						\$ 82,966.00
TOTAL RESERVE EXPENSES						\$ 18,999.00
GRAND TOTAL						\$ 101,965.00

VILLA EXPENSES	
Villa Landscape Mow	\$ 25,140.00
Villa Landscape & Maintenance	\$ 2,000.00
Villa Pest Control Lawn	\$ 3,950.00
Villa Pest Control Shrubs	\$ 1,520.00
TOTAL VILLA EXPENSES	\$ 32,610.00

RESERVE ANALYSIS

Component	Usefull Life	Remaining Life	Replacement Cost	Fund Balance	To Be Funded
Roads	20	10	137,000	\$32,834	\$10,417
Lift Station	15	12	\$50,000	\$7,140	\$3,570
Water and Sewer System Maintenance	NA	4	\$40,000	\$19,952	\$5,012

Total Reserve

\$18,999

PAYMENT SCHEDULE per Month

All Units 101	\$ 89.00
Villas 30	\$ 91.00

Total Villas \$180