Laurel Lakes HOA Inc. - 195 units

2026 Approved Budget

For the Period January 1, 2026 thru December 31, 2026

2025 Budget	9/30/2025 YTD Actual	12/31/2025 Estimate	Account	Description	2026 Budget	Per Quarter	Per Owner
344,492.00	257,583.90	344,492.00	**6310**	Assessment Fees	405,780.83	101,445.21	520.23
71,632.00	53,724.00	71,632.00	**6315**	Reserve Assessment	83,332.00	20,833.00	106.84
0.00	3,000.00	4,000.00	**6325**	Capital Contribution	0.00	-	-
1,500.00	809.00	1,078.67	**6330**	Key Fob/Gate Clicker Income	1,500.00	375.00	1.92
0.00	2,139.50	2,852.67	**6340**	Owners Interest Income	0.00	-	-
0.00	3,249.55	4,332.73	**6350**	Late Fees	0.00	-	-
0.00	1,275.00	1,700.00	**6365**	Owner Admin	0.00	-	-
0.00	1,550.03	2,066.71	**6910**	Interest Income - Operating	0.00	-	-
0.00	770.00	1,026.67	**6920**	Application Fee	0.00	-	-
0.00	200.00	266.67	**6925**	Clubhouse Income	0.00	-	-
3,800.00	2,850.00	3,800.00	**6945**	Key Royal - Shared	4,200.00	1,050.00	5.38
421,424.00	**327,150.98**	**437,248.11**		**Total Income**	**494,812.83**	**123,703.21**	**634.38**
25,032.00	18,774.63	25,032.84	**7010**	Management Contract	25,783.83	6,445.96	33.06
1,920.00	1,440.00	1,920.00	**7015**	IMS/Portals/Website Mgmt	1,920.00	480.00	2.46
875.00	2,038.70	2,038.70	**7025**	Taxes/License/Permits	1,800.00	450.00	2.31
6,000.00	7,153.31	9,537.75	**7030**	Legal Fees	6,500.00	1,625.00	8.33
4,500.00	8,220.36	10,960.48	**7040**	Office Expense / Postage	4,500.00	1,125.00	5.77
62.00	61.25	61.25	**7045**	Annual Corporate Filing	62.00	15.50	0.08
3,000.00	0.00	3,000.00	**7060**	Accounting/Tax Prep/Review	3,000.00	750.00	3.85
43,000.00	31,753.54	42,338.05	**7070**	Insurance - Package	44,500.00	11,125.00	57.05
4,000.00	3,000.00	4,000.00	**7075**	Reserve Study	0.00	-	-
5,000.00	0.00	5,000.00	**7080**	Contingencies-Administrative	5,000.00	1,250.00	6.41
93,389.00	**72,441.79**	**103,889.07**		**Total Administration**	**93,065.83**	**23,266.46**	**119.32**
1,250.00	937.44	1,249.92	**8010**	Entry Gate Service Contract	1,250.00	312.50	1.60
5,000.00	12,809.80	17,079.73	**8020**	Entry Gate Repairs	5,500.00	1,375.00	7.05
1,500.00	1,211.00	1,614.67	**8021**	Gate Clicker/Key Fob Expense	1,500.00	375.00	1.92
3,420.00	3,353.23	4,470.97	**8022**	Gate App Subscription	4,600.00	1,150.00	5.90
11,170.00	**18,311.47**	**24,415.29**		**Total Gate & Access Control**	**12,850.00**	**3,212.50**	**16.47**
9,500.00	7,651.37	10,201.83	**8026**	Building Maintenance	11,000.00	2,750.00	14.10
640.00	360.40	480.53	**8027**	Gym Equipment Contract	715.00	178.75	0.92
1400.00	1,667.00	2,222.67	**8028**	Pest Control	1700.00	425.00	2.18
1,000.00	415.00	553.33	**8029**	Exercise Equipments Repair	1,000.00	250.00	1.28
6,000.00	5,126.00	6,834.67	**8030**	Decorations	7,000.00	1,750.00	8.97
500.00	28.52	38.03	**8033**	Social Activities	500.00	125.00	0.64
625.00	0.00	0.00	**8035**	Tennis Crt/Bball Repair/Reseal	625.00	156.25	0.80
8,040.00	6,264.72	8,352.96	**8040**	Janitorial Service	8,250.00	2,062.50	10.58
500.00	142.22	189.63	**8041**	Janitorial Supplies	475.00	118.75	0.61
500.00	0.00	0.00	**8042**	HVAC	500.00	125.00	0.64

28,705.00	**21,655.23**	**28,873.64**		**Total Amenity Center Maintenance**	**31,765.00**	**7,941.25**	**40.72**
26,400.00	19,800.00	26,400.00	**8050**	Landscape Contract	27,200.00	6,800.00	34.87
500.00	892.50	1,190.00	**8051**	Pressure Washing	1,000.00	250.00	1.28
5,000.00	2,635.00	3,513.33	**8052**	Mailbox Repair/Maintenance	5,000.00	1,250.00	6.41
20,000.00	23,778.00	31,704.00	**8061**	Landscape Renovations	25,000.00	6,250.00	32.05
37,800.00	28,350.00	37,800.00	**8062**	Irrigation Wet Checks	37,800.00	9,450.00	48.46
25,000.00	20,055.51	26,740.68	**8063**	Irrigation Sprinkler Repairs	25,000.00	6,250.00	32.05
1,000.00	545.00	726.67	**8064**	Grounds Maintenance	1,000.00	250.00	1.28
115,700.00	**96,056.01**	**128,074.68**		**Total Entry & Common Area Main**	**122,000.00**	**30,500.00**	**156.41**
6,000.00	0.00	0.00	**8065**	Mulch	6,000.00	1,500.00	7.69
5,000.00	350.00	466.67	**8066**	Tree Trimming	5,000.00	1,250.00	6.41
1,700.00	1,236.00	1,648.00	**8070**	Fountain Maintenance Contract	1,800.00	450.00	2.31
5,000.00	9,074.99	12,099.99	**8071**	Fountain Repairs	5,000.00	1,250.00	6.41
6,500.00	3,661.65	4,882.20	**8072**	Lakes Maintenance	6,500.00	1,625.00	8.33
4,000.00	3,641.25	4,855.00	**8073**	Well Pump Maintenance	4,000.00	1,000.00	5.13
28,200.00	**17,963.89**	**23,951.85**		**Total Lakes & Preserve Maint.**	**28,300.00**	**7,075.00**	**36.28**
17,100.00	12,945.00	17,260.00	**8080**	Pool/Spa Contract	17,700.00	4,425.00	22.69
2,500.00	3,305.00	4,406.67	**8085**	Pool/Spa Maintenance	4,000.00	1,000.00	5.13
19,600.00	**16,250.00**	**21,666.67**		**Total Pool**	**21,700.00**	**5,425.00**	**27.82**
4,000.00	6,355.97	8,474.63	**8510**	Water & Sewer	7,000.00	1,750.00	8.97
44,000.00	34,025.99	45,367.99	**8520**	Electric	48,000.00	12,000.00	61.54
5,028.00	4,503.60	6,004.80	**8530**	Cable/Internet	46,800.00	11,700.00	60.00
53,028.00	**44,885.56**	**59,847.41**		**Total Utility Expenses**	**101,800.00**	**25,450.00**	**130.51**
71,632.00	53,724.00	71,632.00	**9000**	Reserves	83,332.00	20,833.00	106.84
71,632.00	**53,724.00**	**71,632.00**		**Reserves**	**83,332.00**	**20,833.00**	**106.84**
421,424.00	**341,287.95**	**462,350.62**		**TOTAL EXPENSES**	**494,812.83**	**123,703.21**	**634.38**

533 Quarterly Maintenance 627

18% Increase