

LAURELWOOD CONDOMINIUMS
72 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025
APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$381,748	\$380,560	\$31,713
	TOTAL REVENUE	\$381,748	\$380,560	\$31,713
	OPERATING EXPENSES			
5010	Copies/Printing Supplies	\$3,300	\$3,800	\$317
	Lockbox/Coupon	\$612	\$612	\$51
	Website	\$595	\$750	\$63
5200	Pest Control-Termites	\$4,176	\$4,680	\$390
5215	Rodent Control	\$1,824	\$1,824	\$152
5300	Insurance	\$120,133	\$92,195	\$7,683
5400	Lawn Service Contract	\$46,993	\$50,520	\$4,210
5410	Grounds-Plants/Sod/Mulch	\$500	\$500	\$42
5430	Grounds-Irrigation & Parts	\$4,000	\$4,000	\$333
5460	Grounds-Trees	\$700	\$2,000	\$167
5600	Bureau of Condominium Fees	\$288	\$288	\$24
5610	State Corporation Fees	\$90	\$90	\$8
5800	Management Fee Exp. 12/24 - 30 day notice	\$10,800	\$12,000	\$1,000
5900	Legal Fees	\$1,000	\$1,000	\$83
5910	CPA Services	\$475	\$475	\$40
6100	Repair/Maintenance-General	\$11,500	\$14,000	\$1,167
6200	Pool Operation Contract	\$7,875	\$8,410	\$701
6210	Pool Repairs	\$500	\$500	\$42
6230	Pool Rec Ctr Cleaning/Maintenance	\$900	\$1,000	\$83
6240	Pool Permits	\$300	\$300	\$25
7000	Electric	\$8,600	\$8,600	\$717
7001	Water - Sewer - Trash	\$83,000	\$91,929	\$7,661
7006	Cable	\$30,765	\$37,788	\$3,149
	TOTAL OPERATING EXPENSES	\$338,926	\$337,261	\$28,105

RESERVES

9010	Reserves - Painting	\$8,500	\$8,500	\$708
9020	Reserves - Paving	\$5,953	\$5,953	\$496
9030	Reserves - Roofs	\$19,469	\$19,469	\$1,622
9040	Reserves - Pool Upgrades	\$750	\$750	\$63
9055	Reserves - Carport Repairs	\$2,917	\$2,917	\$243
9060	Reserves - Seal Coat	\$800	\$800	\$67
9070	Reserves - Audit	\$0	\$0	\$0
9100	Reserves - Deferred Maintenance	\$4,910	\$4,910	\$409
	TOTAL RESERVES	\$43,299	\$43,299	\$3,608

TOTAL EXPENSES	\$382,225	\$380,560	\$31,713
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Approved 11/21/24

2025

UNITS	MONTH	YEAR	MONTH/UNIT
24 @ 1.17660% (28%)	\$9,116	\$109,389	\$380
48 @ 1.49505% (72%)	\$22,598	\$271,173	\$471

2024

UNITS	MONTH	YEAR	MONTH/UNIT
24 @ 1.17660% (28%)	\$9,114	\$109,368	\$380
48 @ 1.49505% (72%)	\$22,699	\$272,388	\$473

**RESERVE ANALYSIS
LAURELWOOD CONDOMINIUMS
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES		Current Replacement Cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Painting		\$85,000	\$68,000	8	2	\$17,000	\$8,500	\$8,500
Paving		\$140,000	\$32,845	25	18	\$107,155	\$5,953	\$5,953
Roofing		\$400,000	\$224,779	20	9	\$175,221	\$19,469	\$19,469
Pool Upgrades		\$13,000	\$9,250	15	5	\$3,750	\$750	\$750
Carport Repairs		\$50,000	\$23,751	15	9	\$26,249	\$2,917	\$2,917
Seal Coat		\$20,000	\$18,400	5	2	\$1,600	\$800	\$800
Audit		\$3,000	\$3,000	3	1	\$0	\$0	\$0
Deferred Maintenance			\$9,515				\$4,910	\$4,910
<u>TOTALS</u>		<u>\$711,000</u>	<u>\$389,540</u>			<u>\$330,975</u>	<u>\$43,299</u>	<u>\$43,299</u>

2025

PERCENTAGE		Monthly Base	CABLE	MONTH / UNIT
1.17660%	24	\$336	\$44	\$380
1.49505%	48	\$427	\$44	\$471

2024

UNITS		MONTH	YEAR	MONTH / UNIT
24 @ 1.17660%		\$9,114	\$109,367	\$380
48 @ 1.49505%		\$22,699	\$272,384	\$473