

**LAURA STREET TOWNHOMES OF CLEARWATER HOA Approved**  
**Approved 2025 Budget**  
**January 1, 2025 - December 31, 2025**  
**18 Units**

COA	Description	12 Month Projection	2024 Budget	2025 Budget
<b>4000</b>	<b>INCOME</b>			
<b>4001</b>	<b>OPERATING INCOME</b>			
4020	ASSESSMENTS - MONTHLY	156,466.00	156,466.00	110,161.04
4060	LATE CHARGES	44.00	0.00	-
4280	APPLICATION FEES	660.00	0.00	-
4340	INTEREST - RESERVES	620.00	0.00	-
4350	INTEREST ALLOC TO RESERVES	-620.00	0.00	-
<b>4970</b>	<b>TOTAL INCOME</b>	<b>157,170.00</b>	<b>156,466.00</b>	<b>110,161.04</b>
	<b>EXPENSES</b>			
<b>5000</b>	<b>BUILDING MAINTENANCE</b>			
5010	BUILDING MAINTENANCE	1,190.00	4,000.00	2,000.00
5087	ELEVATOR/FIRE/MAINT CONTRACT/INSPECTION	770.00	480.00	1,000.00
5181	TERMITE TREATMENTS/SPRAYING	1,228.00	1,300.00	-
5183	SENTRICON TREATMENT			500.00
5250	EXTERIOR PEST CONTROL			800.00
5360	FIRE MONITORING PHONE	960.00	640.00	825.00
<b>5799</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>4,148.00</b>	<b>6,420.00</b>	<b>5,125.00</b>
	<b>GROUPS MAINTENANCE</b>			
6035	GENERAL MAINTENANCE	0.00	5,000.00	4,000.00
6040	CONTRACTED LAWN SERVICE	7,290.00	7,150.00	9,580.00
6045	ADDITIONAL LANDSCAPE	0.00	2,000.00	3,000.00
6083	EXTERMINATION	0.00	30,000.00	4,500.00
6118	IRRIGATION MAINTENANCE	0.00	680.00	-
6120	IRRIGATION MAINTENANCE & REPAIR	0.00	300.00	500.00
6240	TREE TRIM & REMOVAL	2,460.00	2,500.00	1,500.00
6244	ADDITIONAL TREE WORK	0.00	499.00	-
6380	SIGN MAINTENANCE	0.00	300.00	-
6431	FENCE REPAIR	0.00	200.00	-
	<b>TOTAL GROUNDS MAINTENANCE</b>	<b>9,750.00</b>	<b>48,629.00</b>	<b>23,080.00</b>
			33,630.00	
<b>7000</b>	<b>POOL/CLUBHOUSE EXPENSE</b>			
7040	CONTRACTED POOL SERVICE	5,326.00	5,577.00	6,600.00
7043	POOL PERMIT	350.00	175.00	175.00
7045	POOL REPAIR	0.00	500.00	500.00
7123	TRASH REMOVAL	5,058.00	5,303.00	4,500.00
	<b>TOTAL CLUBHOUSE</b>	<b>10734.00</b>	<b>11,555.00</b>	<b>11,775.00</b>
<b>7900</b>	<b>UTILITIES</b>			
7910	ELECTRIC	1,168.00	1,450.00	1,200.00
7920	WATER/SEWER	7,986.00	5,382.00	7,000.00
<b>7999</b>	<b>TOTAL UTILITIES</b>	<b>9,154.00</b>	<b>6,832.00</b>	<b>8,200.00</b>
	<b>ADMINISTRATIVE</b>			
8020	MANAGEMENT FEE	11,088.00	11,088.00	11,975.04
8040	POSTAGE	90.00	200.00	100.00
8060	COPIES/PRINTING/SUPPLIES	1,558.00	1,001.00	1,500.00
8080	CPA SERVICES	0.00	1,000.00	650.00
8100	LEGAL EXPENSE	4,896.00	1,000.00	2,000.00
8120	INSURANCE	37,552.00	39,000.00	28,287.00
8210	CREDIT INVESTIGATIONS	160.00	150.00	160.00
8390	FED/STATE REQUIRED CORP REPORT FILINGS	212.00	97.00	120.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>55,556.00</b>	<b>53,536.00</b>	<b>44,792.04</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>89,342.00</b>	<b>126,972.00</b>	<b>92,972.04</b>
<b>9000</b>	<b>RESTRICTED TRANSFERS TO RESERVES</b>			
9110	ROOFS	6,598.00	6,598.00	3,400.00
9130	PAINT	8,220.00	8,219.00	1,224.00
9147	PAVERS	1,092.00	1,091.00	1,600.00
9190	POOL	556.00	555.00	-
9194	POOL EQUIPMENT	494.00	493.00	900.00
9228	ELECTRICAL	2,052.00	2,051.00	350.00
9241	AWNINGS	490.00	489.00	740.00
9270	WALL	6,742.00	6,741.00	3,800.00
9272	PRESSURE WASHING	3,254.00	3,253.00	-
9191	POOL PAVERS		0.00	305.00
9218	FIRE ALARM SYSTEM		0.00	1,920.00
9276	BALCONY RAILINGS		0.00	750.00
9157	PAVMENT RESURFACE		0.00	160.00
9230	LIGHTING		0.00	30.00
9236	FENCING		0.00	1,760.00
9206	STORMWATER MAINTENANCE		0.00	250.00
	<b>TOTAL RESERVES</b>	<b>29,498.00</b>	<b>29,490.00</b>	<b>17,189.00</b>
	<b>TOTAL OPERATING EXPENSES and RESERVES</b>	<b>118,840.00</b>	<b>156,462.00</b>	<b>110,161.04</b>
	<b>NET GAIN (LOSS)</b>	<b>38,330.00</b>	<b>4.00</b>	<b>0.00</b>
			<b>2024</b>	<b>Approved 2025</b>
	<b>ANNUAL</b>		<b>8,692.33</b>	<b>6,120.06</b>
	<b>ASSSSMENT AMOUNT</b>		<b>724.36</b>	<b>510.00</b>