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I also pointed out the error on Laurel Oaks showing they had a fitness center, but in reality they do not. In speaking to an employee at Laurel Oaks, I was told they have an arrangement with LA Fitness for a reduced price. I relayed that info to the Finance Committee. They revised their study to say Laurel Oaks 'has access to' a fitness center. That is intentionally misleading. It's a yes or no question. The correct answer is NO. If they wanted to be more specific they could have added 'LA Fitness' in the notes. They obviously did not do that.

My hope is that this information will help to produce an accurate study that residents can rely on.

Valerie Szymaniak

universityparkrd.com/wp-content/uploads/2026/08/UPRD-Finance-Committee-Meeting-Agenda_01

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80%

	University			County			LWR	University		
	Park	Landed Costs	Waterside	Club East	Club West	Crescent Club	Place	Waterside		
Number of Transactions within Range	51	22	20	48	65	13	45			
Average Square Footage	2,570	3,368	2,711	2,668	4,764	2,247	2,536			
Smallest Sq Footage	1,735	2,210	1,481	1,603	1,730	1,439	1,784			
Largest Square Footage	227	5,400	7,478	5,803	4,701	2,809	4,613			
Average Sales Price	\$ 938,000	\$ 1,311,000	\$ 848,000	\$ 1,115,000	\$ 1,008,000	\$ 592,000	\$ 1,116,000			
Lowest Sales Price	\$ 489,000	\$ 800,000	\$ 400,000	\$ 515,000	\$ 520,000	\$ 415,000	\$ 580,000			
Highest Sales Price	\$ 1,990,000	\$ 2,077,000	\$ 1,250,000	\$ 1,890,000	\$ 1,906,000	\$ 1,800,000	\$ 2,081,000			
Average Sales Price Per Square Foot	\$ 360	\$ 402	\$ 304	\$ 411	\$ 354	\$ 267	\$ 442			
Lowest sales price per sq foot	\$ 238	\$ 341	\$ 176	\$ 259	\$ 238	\$ 183	\$ 311			
Highest sales price per sq foot	\$ 614	\$ 571	\$ 385	\$ 628	\$ 574	\$ 516	\$ 650			
Calculated taxes based upon sales price	\$ 13,652	\$ 15,487	\$ 12,833	\$ 15,784	\$ 14,277	\$ 8,928	\$ 12,889			
Calculated CDD and New Advertisements	\$ 1,595	\$ 995	\$ 438	\$ 1,394	\$ 420	\$ 1,273	\$ 2,832			
Calculated Average HOA based upon Public information available	\$ 8,521	\$ 7,486	\$ 5,736	\$ 5,410	\$ 5,021	\$ 3,571	\$ 4,702			
Total Estimated and Calculated Costs exclusive of memberships	\$ 23,733	\$ 21,918	\$ 23,853	\$ 24,394	\$ 21,310	\$ 13,772	\$ 20,247			
Total CDD and New Advertisements Assessments and HOA Costs	\$ 10,120	\$ 6,461	\$ 9,842	\$ 8,604	\$ 7,233	\$ 4,844	\$ 7,334			
UPRCA Counsel Costs	\$ 1,234									
UPRCA Insurance/Multi-Special Assessments	\$ 1,465									
Net costs of CDD, New Advertisements and HOA	\$ 7,979	\$ 4,461	\$ 9,824	\$ 8,604	\$ 7,233	\$ 4,844	\$ 7,334			
Cost per average square foot of home sold	\$ 2.87	\$ 1.82	\$ 3.63	\$ 3.22	\$ 2.62	\$ 2.14	\$ 2.80			

HOA Inclusions - obtained from public available information and the most difficult to provide comparable information

Landscaping	yes	yes	yes	yes	yes	yes	
Washing - Packaged Water	yes	yes	yes	yes	yes	yes	
Utility - variety of levels of service	yes	yes	yes	yes	yes	yes	
Trash	yes	yes	yes	yes	yes	yes	

Memberships

Type of Club	Senior Private	Equity	Senior Private	Private		
Golf Clubs	27	58	18	available	72	
Tennis Courts	11	12	80		20	yes
Pickleball Courts	yes	yes	yes	yes	12	
Club Park						
Fitness Center	yes	has access to one	yes	yes	yes	yes
Club House	yes	yes	yes	yes	yes	yes
Playground	yes	yes	yes	yes	yes	yes
Pool	yes	yes	yes	yes	yes	yes
Social Membership Costs						
Initiation	\$ 1,500					
Dues	\$ 2,000	\$ 7,500		\$ 6,000		

Fixed Commitments