

HIGH POINTE COMMUNITY ASSOCIATION, INC.
2022 Budget

	2021 Budget	2021 Estimated Year End	2022 Budget	
Administration				
Management Fees	\$ -	\$ -	\$ 19,596	\$850/Monthly until 78 homes are sold; then additional \$9.00 per home/Per month
Accounting/CPA	\$ -	\$ -	\$ 4,500	Based on year end audit
Insurance/Property	\$ -	\$ -	\$ 14,000	GL/D&O/Crime & Property - Increased due to size of clubhouse
Office Expenses	\$ -	\$ -	\$ 1,500	
Corporate Fees/Permits/Licenses	\$ -	\$ -	\$ 362	Corp Report & Pool operating permit
Legal Fees	\$ -	\$ -	\$ 750	
	\$ -	\$ -	\$ 40,708	
Utilities				
Electric - Street Lights	\$ -	\$ -	\$ 7,047	Based on 27 Streetlights (\$21.75/month each)
Electric - Pool/Clubhouse	\$ -	\$ -	\$ 10,000	
Electric - Irrigation/Gates	\$ -	\$ -	\$ 4,000	
Clubhouse Water & Sewer	\$ -	\$ -	\$ 1,700	
Bulk Cable/Internet	\$ -	\$ -	\$ 118,701	165 Units * 59.95 per month
	\$ -	\$ -	\$ 141,448	
Pool Maintenance				
Pool Maintenance/ Repairs	\$ -	\$ -	\$ 8,000	
	\$ -	\$ -	\$ 8,000	
Grounds Maintenance				
Home Lawn Maintenance/Horticulture	\$ -	\$ -	\$ 297,000	Used quote provided GS for Lucaya; Increase \$25.00 a month for larger lot
Home Irrigation Wet Check	\$ -	\$ -	\$ 19,800	\$10 per month per home.
Common Lawn Maint/Fertilization	\$ -	\$ -	\$ 54,000	Used quote provided GS for Lucaya
Common -Landscape Replacement	\$ -	\$ -	\$ 5,000	
Common Mulch	\$ -	\$ -	\$ 5,200	
Common - Irrigation Supplies/Maint	\$ -	\$ -	\$ 4,000	
Preserve Maintenance	\$ -	\$ -	\$ 10,000	
Clubhouse/Property Maint & Supplies	\$ -	\$ -	\$ 12,000	(\$550 monthly cleaning \$6,600, pest control, AC Maint, pool phone, paper supplies)
Tennis/Pickel Ball Court Maint	\$ -	\$ -	\$ 3,000	
Fitness Center Equip Maint & Supplies	\$ -	\$ -	\$ 2,500	
Entrance and Clubhouse Security	\$ -	\$ -	\$ 20,185	Based on Contractural price
Entryway Operations/Maintenance	\$ -	\$ -	\$ 2,500	Phone/Internet Access \$95.X12, plus repairs
Lake Maintenance	\$ -	\$ -	\$ 4,320	Based on Contractural price
	\$ -	\$ -	\$ 439,505	
Misc./Contingency				
Contingency	\$ -	\$ -	\$ 16,000	
	\$ -	\$ -	\$ 16,000	
Reserves				
Reserve Fund	\$ -	\$ -	\$ -	
Total Operating and Reserve Fees	\$ -	\$ -	\$ 645,661	
Quarterly Assessment Amounts				
	2021	2022		
Phase I & II	\$ -	\$ 978		
Phase III & IV	\$ -	\$ -		

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON FULL OR PARTIAL PROJECTED BUILD-OUT, AS NOTED ABOVE. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER THE AFORESAID SECTIONS OF CHAPTER 720, FLORIDA STATUTES.

The roads are built to the final specifications and will not be rebuilt, re-surfaced or otherwise improved at the completion of construction. Community Amenities are subject to change and some may have additional fees to utilize, at Developer's discretion. This budget is prepared based on a portion of the overall community built out and as additional phases are added additional costs and categories of cost may be added to this budget and assessed to the residents.

HIGH POINTE COMMUNITY ASSOCIATION, INC.

2022 Budget

For the period of 1-1-2022 through 12-31-2022

Based on 165 Homes

Expenses	Common Expenses		Phase I & II
	"A" Expenses		165 Homes
	Annual	Quarter	Quarter
Administration			
Management Fees	\$ 19,596	\$ 4,899	\$ -
Accounting/CPA	\$ 4,500	\$ 1,125	
Insurance/Property	\$ 14,000	\$ 3,500	
Office Expenses	\$ 1,500	\$ 375	
Corporate Fees/Permits/Licenses	\$ 362	\$ 91	
Legal Fees	\$ 750	\$ 188	
Utilities			
Electric - Street Lights	\$ 7,047	\$ 1,762	
Electric - Pool/Clubhouse	\$ 10,000	\$ 2,500	
Electric - Irrigation/Gates	\$ 4,000	\$ 1,000	
Clubhouse Water & Sewer	\$ 1,700	\$ 425	
Bulk Cable/Internet	\$ -	\$ -	\$ 179.85
Pool Maintenance			
Pool Maintenance/Repairs	\$ 8,000	\$ 2,000	
Grounds Maintenance			
Home Lawn Maintenance/Horticulture	\$ -	\$ -	\$ 450
Home Irrigation Wet Check			\$ 30
Common Lawn Maint/Fertilization	\$ 54,000	\$ 13,500	
Common -Landscape Replacement	\$ 5,000	\$ 1,250	
Common Mulch	\$ 5,200	\$ 1,300	
Common - Irrigation Supplies/Maint	\$ 4,000	\$ 1,000	
Preserve Maintenance	\$ 10,000	\$ 2,500	
Clubhouse/Property Maint & Supplies	\$ 12,000	\$ 3,000	
Tennis/Pickel Ball Court Maint	\$ 3,000	\$ 750	
Fitness Center Equip Maint & Supplies	\$ 2,500	\$ 625	
Entrance and Clubhouse Security	\$ 20,185	\$ 5,046	
Entryway Operations/Maintenance	\$ 2,500	\$ 625	
Lake Maintenance	\$ 4,320	\$ 1,080	
Misc./Contingency			
Contingency	\$ 16,000	\$ 4,000	
Reserve Fund	\$ -	\$ -	
Totals	\$ 210,160	\$ 52,540	\$ 660
Common Area Per Lot	\$ 1,273.70	\$ 318.42	Per Quarter

2022 Common Fee	Phase I & II	
	Total Per Improved Lot Quarterly	\$
Total Per Improved Lot Annual	\$	3,913

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON FULL OR PARTIAL PROJECTED BUILD-OUT, AS NOTED ABOVE. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER THE AFORESAID SECTIONS OF CHAPTER 720, FLORIDA STATUTES.

The roads are built to the final specifications and will not be rebuilt, re-surfaced or otherwise improved at the completion of construction. Community Amenities are subject to change and some may have additional fees to utilize, at Developer's discretion. This budget is prepared based on a portion of the overall community built out and as additional phases are added additional costs and categories of cost may be added to this budget and assessed to the residents.