

## Lucaya Pointe Homeowners Association, Inc.

2023 Operating Budget

For the period of 1-1-23 through 12-31-23

Based on 108 Homes

Expenses	Common Expenses		Complete Homes - 76	Duplex - 32
	"A" Expenses		Quarter	Quarter
	Annual	Quarter		
<b>Administration</b>				
Management Fees	\$ 10,200.00	\$ 2,550.00	\$ 13.89	\$ 13.89
Accounting/CPA	\$ 365.00	\$ 91.25		
Insurance/Property	\$ 5,000.00	\$ 1,250.00		
Office Expenses	\$ 200.00	\$ 50.00		
Corporate Fees	\$ 62.00	\$ 15.50		
Legal Fees	\$ 500.00	\$ 125.00		
<b>Utilities</b>				
Electric - Street Lights	\$ 7,628.40	\$ 1,907.10		
Electric - Irrigation/Gate	\$ 2,500.00	\$ 625.00		
Telephone Gates	\$ 600.00	\$ 150.00		
<b>Grounds Maintenance</b>				
Common Lawn Maint	\$ 45,000.00	\$ 11,250.00		
Landscape Maintenance - Homes (76)			\$ 300.00	
Landscape Maintenance - Duplex (32)				\$ 180.00
Pest Spray/Fert - Homes (108)			\$ 75.00	\$ 75.00
Pest Spray/Fert - Common	\$ 3,000.00	\$ 750.00		
Landscape Replacement/Mulch (Common A	\$ 11,750.00	\$ 2,937.50		
Mulch - Homes (108)			\$ 48.75	\$ 48.75
Irrigation Supplies/Maintenance (Common A	\$ 600.00	\$ 150.00		
Irrigation Wet Check - Homes (108)			\$ 30.00	\$ 30.00
Common Area Tree Trimming	\$ 800.00	\$ 200.00		
Entryway (gate) Maintenance	\$ 1,000.00	\$ 250.00		
Lake Maintenance	\$ 660.00	\$ 165.00		
<b>Misc./Contingency</b>				
Contingency	\$ 2,000.00	\$ 500.00		
<b>Reserve Fund</b>	\$ -	\$ -		
<b>Totals</b>	\$ 91,865.40	\$ 22,966.35		
<b>Common Area Per Lot</b>	\$ 850.61	\$ 212.65	<b>\$467.64</b>	<b>\$347.64</b>

<b>Total Per Improved Lot Month</b>	\$ 226.76	\$ 186.76
<b>Total Per Improved Lot Quarterly</b>	\$ 680.29	\$ 560.29
<b>Total Per Improved Lot Annual</b>	\$ 2,721.16	\$ 2,241.16

### No Planned Reserve Funding

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. 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 SECTION 720, FLORIDA STATUTES.