

# Lucaya Pointe Homeowners Association, Inc.

2026 Approved Operating Budget  
For the period of 1-1-26 through 12-31-26

Expenses	Common Expenses		Completed Homes - 76	Completed Duplex - 32
	"A" Expenses Annual	Monthly	Monthly	Monthly
Based on 108 Homes				
<b>Administration</b>				
Management Fees	\$ 11,246.00	\$ 937.17		
Accounting/CPA	\$ 2,500.00	\$ 208.33		
Insurance/Property	\$ 5,800.00	\$ 483.33		
Office Expenses	\$ 600.00	\$ 50.00		
Corporate Fees	\$ 62.00	\$ 5.17		
Legal Fees	\$ 500.00	\$ 41.67		
<b>Utilities</b>				
Electric - Street Lights	\$ 16,215.00	\$ 1,351.25		
Electric - Irrigation/Gate	\$ 4,500.00	\$ 375.00		
Telephone Gates	\$ 2,000.00	\$ 166.67		
<b>Grounds Maintenance</b>				
Common Lawn Maintenance	\$ 50,472.00	\$ 4,206.00		
Lawn Maintenance - Homes (76)		\$ -	\$ 105.00	
Lawn Maintenance - Duplex (32)		\$ -		\$ 63.00
Landscape Replacement - Common	\$ 6,750.00	\$ 562.50		
Mulch - Common Areas	\$ 5,500.00	\$ 458.33		
Mulch - Homes (108)		\$ -	\$ 14.58	\$ 14.58
Irrigation Maintenance/Repairs/Parts		\$ -	\$ 32.99	\$ 32.99
Common Area Tree Trimming	\$ 25,000.00	\$ 2,083.33		
Entryway (gate) Maintenance	\$ 1,000.00	\$ 83.33		
Maintenance Labor/Supplies	\$ 2,000.00	\$ 166.67		
Lake Maintenance	\$ 1,150.00	\$ 95.83		
<b>Misc./Contingency</b>		\$ -		
Contingency	\$ 5,000.00	\$ 416.67		
Holiday Lighting	\$ 1,200.00	\$ 100.00		
<b>Reserve Fund</b>	\$ -	\$ -		
Totals	\$ 141,495.00	\$ 11,791.25		
Common Area Per Lot	\$ 1,310.14	\$ 109.18		
Developed Lot Expenses			152.57	110.57

	Single-Family Home	Duplex
Total Per Improved Lot Monthly	\$ 262	\$ 220
Total Per Improved Lot Quarterly	\$ 785	\$ 659
Total Per Improved Lot Annual	\$ 3,141	\$ 2,637

## 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.