

HIGH POINTE COMMUNITY ASSOCIATION, INC.

2023 Budget

For the period of 1-1-2023 through 12-31-2023

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	\$ -	\$ -	
Electric - Irrigation/Gates	\$ 4,000	\$ 1,000	
Clubhouse Water & Sewer	\$ -	\$ -	
Bulk Cable/Internet	\$ -	\$ -	\$ 285.00
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	\$ -	\$ -	
Pickleball Court Maint	\$ -	\$ -	
Fitness Center Equip Maint & Supplies	\$ -	\$ -	
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	\$ 180,960	\$ 45,240	\$ 765
Common Area Per Lot	\$ 1,096.73	\$ 274.18	Per Quarter

2023 Common Fee

	Phase I & II
Total Per Improved Lot Quarterly	\$ 1,039
Total Per Improved Lot Annual	\$ 4,157

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.