

Lucaya Pointe Homeowners Association, Inc.
2022 Budget

	2021 Budget	2021 Estimated Year End	2022 Budget	
Expenses				
Administration				
Administration				
7400 Management Fees			\$ 16,200.00	Based on buildout (\$850 Base +\$4.63 per lot per month)
7200 Accounting/CPA			\$ 365.00	Actual billing
7250 Insurance/Property			\$ 5,000.00	Estimate
7400 Office Expenses			\$ 200.00	Estimate
7350 Corporate Fees			\$ 62.00	Actual billing
7150 Legal Fees			\$ 500.00	Estimate
	\$ -	\$ -	\$ 22,327.00	
 Utilities				
8700 Electric - Street Lights		\$ -	\$ 7,628.40	Based on 30 Streetlights
8710 Electric - Irrigation/Gate			\$ 2,500.00	Increased estimate
8770 Telephone Gates		\$ -	\$ 600.00	Estimate
	\$ -	\$ -	\$ 10,728.40	
 Grounds Maintenance				
8850 Common Lawn Maint			\$ 45,000.00	RevisedEstimate from Gulf Stream
8851 Lawn Maintenance - Homes (76)			\$ 91,200.00	RevisedEstimate from Gulf Stream
8852 Lawn Maintenance - Duplex (32)			\$ 23,040.00	RevisedEstimate from Gulf Stream
8950 Pest Spray/Fert - Homes (108)			\$ 32,400.00	Estimate from Gulf Stream
8951 Pest Spray/Fert - Common			\$ 3,000.00	RevisedEstimate from Gulf Stream
9000 Landscape Replacement/Mulch (Common Area)			\$ 11,750.00	(\$2000 Rplmnt, \$9750 Mulch) estimate Bill added \$500 per quarter
9001 Mulch - Homes (108)			\$ 21,060.00	Estimate from Gulf Stream (annually)
9100 Irrigation Supplies/Maintenance (Common Area)			\$ 600.00	Estimate
9102 Irrigation Wet Check - Homes (108)			\$ 12,960.00	Estimate Every other month
9050 Common Area Tree Trimming			\$ 800.00	Estimate
9170 Entryway (gate) Maintenance			\$ 1,000.00	
9160 Lake Maintenance			\$ 660.00	Actual billing
	\$ -	\$ -	\$ 243,470.00	
 Misc./Contingency				
9550 Contingency		\$ -	\$ 2,000.00	Per Bill \$ 500 per quarter
	\$ -	\$ -	\$ 2,000.00	
 Reserves				
Reserve Fund	\$ -		\$ -	None included
Total Operating and Reserve Fees	\$ -	\$ -	\$ 278,525.40	

Based on 108 Units

Lucaya Pointe Homeowners Association, Inc.

2022 Operating Budget
For the period of 1-1-22 through 12-31-22

Based on 108 Homes

	Common Expenses		Complete Homes - 76	Duplex - 32
	"A" Expenses		Quarter	Quarter
	Annual	Quarter		
Expenses				
Administration				
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		
Utilities				
Electric - Street Lights	\$ 7,628.40	\$ 1,907.10		
Electric - Irrigation/Gate	\$ 2,500.00	\$ 625.00		
Telephone Gates	\$ 600.00	\$ 150.00		
Grounds Maintenance				
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 Area)	\$ 11,750.00	\$ 2,937.50		
Mulch - Homes (108)			\$ 48.75	\$ 48.75
Irrigation Supplies/Maintenance (Common Area)	\$ 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		
Misc./Contingency				
Contingency	\$ 2,000.00	\$ 500.00		
Reserve Fund				
	\$ -	\$ -		
Totals	\$ 91,865.40	\$ 22,966.35		
Common Area Per Lot	\$ 850.61	\$ 212.65	\$467.64	\$347.64

Total Per Improved Lot Month	\$ 226.76	\$ 186.76
Total Per Improved Lot Quarterly	\$ 680.29	\$ 560.29
Total Per Improved Lot Annual	\$ 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.