

Lucaya Pointe Homeowners Association, Inc.

2025 Approved Operating Budget
For the period of 1-1-25 through 12-31-25

	Common Expenses		Completed Homes - 76	Completed Duplex - 32
	"A" Expenses		Monthly	Monthly
	Annual	Monthly		
Expenses				
Administration				
Management Fees	\$ 10,710.00	\$ 892.50		
Accounting/CPA	\$ 420.00	\$ 35.00		
Insurance/Property	\$ 4,375.00	\$ 364.58		
Office Expenses	\$ 600.00	\$ 50.00		
Corporate Fees	\$ 462.00	\$ 38.50		
Legal Fees	\$ 500.00	\$ 41.67		
Utilities				
Electric - Street Lights	\$ 15,574.80	\$ 1,297.90		
Electric - Irrigation/Gate	\$ 3,400.00	\$ 283.33		
Telephone Gates	\$ 912.00	\$ 76.00		
Grounds Maintenance				
Common Lawn Maint	\$ 47,250.00	\$ 3,937.50		
Landscape Maintenance - Homes (76)			\$ 105.00	
Landscape Maintenance - Duplex (32)				\$ 63.00
Pest Spray/Fert - Homes (108)			\$ 35.50	\$ 35.50
Pest Spray/Fert - Common	\$ 6,830.00	\$ 569.17		
Landscape Replacement - Common	\$ 4,650.00	\$ 387.50		
Mulch - Homes (108)			\$ 15.43	\$ 15.43
Irrigation Wet Checks	\$ -	\$ -	\$ 19.44	\$ 19.44
Common Area Tree Trimming	\$ 8,000.00	\$ 666.67		
Entryway (gate) Maintenance	\$ 1,000.00	\$ 83.33		
Lake Maintenance	\$ 960.00	\$ 80.00		
Misc./Contingency				
Contingency	\$ 5,000.00	\$ 416.67		
Holiday Lighting	\$ 1,000.00	\$ 83.33		
Reserve Fund				
	\$ -	\$ -		
Totals	\$ 111,643.80	\$ 9,303.65		
Common Area Per Lot	\$ 1,033.74	\$ 86.14		
Developed Lot Expenses			175.38	133.38

	Single-Family Home	Duplex
Total Per Improved Lot Monthly	\$ 262	\$ 220
Total Per Improved Lot Quarterly	\$ 785	\$ 659
Total Per Improved Lot Annual	\$ 3,138	\$ 2,634

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.