

LOTUS HOMEOWNERS ASSOCIATION, INC.
2022 APPROVED OPERATING BUDGET

	Total
Total Number of Homes (Note 1)	804
Est. Average Number of Completed Lots for 2022	630

	2022 APPROVED OPERATING EXPENSES
ADMINISTRATIVE EXPENSES:	
ONSITE MANAGER	117,540
MANAGEMENT FEES	57,878
ADMINISTRATIVE ASSISTANT	64,711
INSURANCE	43,200
OFFICE SUPPLIES	16,634
BAD DEBT	5,000
LEGAL	10,000
ANNUAL REVIEW & TAXES	7,500
COMMUNITY WEBSITE	2,400
LICENSES, FEES & TAXES	1,505
COMPUTER TECHNICAL SUPPORT	1,200
TOTAL ADMIN EXPENSES	327,567
COMMON AREA EXPENSES:	
LANDSCAPE MAINTENANCE	461,020
ELECTRICITY	198,000
ROVING PATROL	94,190
ACCESS CONTROL (Note 2)	82,690
FRONT ENTRY FEATURE	88,025
MULCH	80,000
RECLAIMED WATER (Note 3)	-
LAKE MANAGEMENT	62,773
LANDSCAPE EXTRAS	54,630
GENERAL REPAIRS	51,135
TREE TRIMMING	50,000
IRRIGATION MAINTENANCE	48,940
HOLIDAY LIGHTS	15,000
HURRICANE PREPARATION	15,000
WATER & SEWER	12,500
GATEHOUSE MAINTENANCE	10,000
IRRIGATION REPAIRS	7,200
GATEHOUSE COMPUTER MAINTENANCE	4,980
GATEHOUSE PHONES & INTERNET	3,000
LAKE FOUNTAIN MAINTENANCE & REPAIRS	3,000
TOTAL COMMON AREA EXPENSES	1,342,084

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RECREATION AREA:	
RESTAURANT OPERATOR FEE	394,320
RACQUET PROGRAM	150,000
JANITORIAL & SUPPLIES	129,683
ELECTRICITY	98,800
SOCIAL DIRECTOR	101,940
RECREATION AREA REPAIRS & MAINTENANCE	67,159
INSURANCE	54,200
LANDSCAPE MAINTENANCE	40,700
POOL & SPA MAINTENANCE	29,140
WATER & SEWER	36,105
LANDSCAPE EXTRAS	36,870
CLUBHOUSE ACTIVITIES	25,000
LICENSES (MUSIC, MOVIES & FITNESS)	20,743
TENNIS & PICKLEBALL SUPPLIES	20,000
CLUBHOUSE ATTENDANTS	16,830
TELEPHONE, CABLE & INTERNET	13,880
HANDYMAN SERVICE	10,034
TRASH REMOVAL	8,016
NATURAL GAS	4,435
IRRIGATION MONITORING	3,300
RESTAURANT POS SYSTEM	-
IRRIGATION REPAIRS	1,100
TOTAL RECREATION AREA EXPENSES	1,262,254
SUBTOTAL OF ANNUAL OPERATING EXPENSES	2,931,905

SUBTOTAL OF OPERATING EXPENSES PER COMPLETED LOT (Note 4)	\$ 383
LESS DECLARANT VOLUNTARY CONTRIBUTION (Note 4)	\$ (73)
TOTAL MONTHLY ASSESSMENT FOR OPERATING EXPENSES	\$ 310

SPECIAL SERVICE ASSESSMENTS (Note 5) :

ALARM MONITORING (Note 6)	\$ 26.70
LANDSCAPE MAINTENANCE	62.00
MULCH	10.27
IRRIGATION MONITORING	5.50
IRRIGATION REPAIRS	1.50
TOTAL MONTHLY ASSESSMENT FOR SPECIAL SERVICE ASSESSMENTS	\$ 105.96

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**2022 APPROVED
OPERATING
EXPENSES**

COMPLETED LOT ASSESSMENT SUMMARY

TOTAL MONTHLY ASSESSMENT FOR OPERATING EXPENSES	\$ 310
TOTAL MONTHLY ASSESSMENT FOR SPECIAL SERVICE ASSESSMENTS	\$ 106
TOTAL MONTHLY COMPLETED LOT ASSESSMENT	\$ 416

TOTAL QUARTERLY COMPLETED LOT ASSESSMENT (Notes 1 and 7)	\$ 1,248
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NOTES:

- 1 Although Lotus is anticipated to ultimately contain 804 Homes, this 2022 Estimated Operating Budget is based on an estimated average number of 630 Completed Lots for 2022. The Community, the improvements constructed in the Community, the services provided to the Community and the number of Homes in the Community, among other things, are all subject to change in accordance with the Lotus Governing Documents. Therefore, if Homes, improvements and/or services are added to (or withdrawn from) the Community in the future, then the anticipated Operating Expenses and/or Assessments estimated in this budget will change and may be higher or lower than projected based on final build-out.
- 2 Access Control is based on the gatehouse being staffed 24 hours per day, 7 days per week at a future date. Staffing of the gatehouse is at the discretion of the Board of Directors of the Association.
- 3 Reclaimed Water expense will be fully abated from the assessments since the reclaimed water has not yet been made available by the Palm Beach County Water Utilities Department. See the Governing Documents regarding Lotus location within the Water Utilities Department's Mandatory Reclaimed Water Zone.
- 4 The amount of Operating Expenses per Completed Lot does not include (and is net of) the assessment due from the owner(s) of Incomplete Lots, all as calculated pursuant to the Governing Documents. The amount of the Voluntary Contribution is determined by Declarant and is subject to change at any time by Declarant as provided in the Governing Documents.
- 5 Special Service Assessments include: (i) costs for the Home Landscaping Services (as defined in the Lotus Governing Documents) for the Completed Lots, and (ii) the alarm monitoring service for the Completed Lots.
- 6 Alarm System Monitoring includes basic house alarm monitoring only.
- 7 Monthly figures are provided to allow for personal planning purposes only, but assessments are due and collected quarterly. Quarterly Assessment amounts are rounded up to the nearest whole dollar. The amounts set forth in this Estimated Operating Budget are estimates only based on, among other things: (a) information available at the time of preparation of the budget, (b) the estimated average number of Completed Lots for 2022, and (c) the services and improvements presently contemplated to be provided to Lotus in 2022, all of which are subject to change in accordance with the Governing Documents including, without limitation, as a result of any additional improvements or services provided to the Community. Therefore, it is possible that actual expenses and assessments may be higher or lower as a result of full build-out and completion of the Community.