

LOTUS HOMEOWNERS ASSOCIATION, INC.
2024 APPROVED OPERATING BUDGET

Total Number of Homes (Note 1)

804

ADMINISTRATIVE EXPENSES:

ON-SITE MANAGER
MANAGEMENT FEES
ADMINISTRATIVE ASSISTANT
SOCIAL DIRECTOR
INSURANCE
OFFICE SUPPLIES
BAD DEBT
LEGAL
ANNUAL REVIEW & TAXES
COMMUNITY WEBSITE
LICENSES, FEES & TAXES
COMPUTER TECHNICAL SUPPORT
TOTAL ADMIN EXPENSES

2024 LOTUS BUDGET		
ANNUAL BUDGET	MONTHLY BUDGET	MONTHLY PER HOME
\$ 118,460	\$ 9,872	\$ 12.28
51,876	4,323	5.38
71,583	5,965	7.42
104,200	8,683	10.80
200,000	16,667	20.73
15,282	1,274	1.58
10,000	833	1.04
40,000	3,333	4.15
21,000	1,750	2.18
1,188	99	0.12
1,225	102	0.13
1,200	100	0.12
\$ 636,013	\$ 53,001	\$ 65.92

COMMON AREA EXPENSES:

LANDSCAPE MAINTENANCE
ELECTRICITY
ROVING & GATEHOUSE
FRONT ENTRY FEATURE
MULCH
RECLAIMED WATER (Note 2)
LAKE MANAGEMENT
LANDSCAPE EXTRAS
GENERAL REPAIRS
TREE TRIMMING
IRRIGATION MAINTENANCE
HOLIDAY LIGHTS
HURRICANE PREPARATION
WATER & SEWER
GATEHOUSE MAINTENANCE
NATURAL GAS
IRRIGATION REPAIRS
GATEHOUSE COMPUTER MAINTENANCE
GATEHOUSE PHONES & INTERNET
LAKE FOUNTAIN MAINTENANCE & REPAIRS
RESERVE
TOTAL COMMON AREA EXPENSES

\$ 211,150	\$ 17,596	\$ 21.89
336,000	28,000	34.83
502,487	41,874	52.08
90,100	7,508	9.34
85,000	7,083	8.81
65,000	5,417	6.74
46,500	3,875	4.82
53,630	4,469	5.56
83,600	6,967	8.67
85,000	7,083	8.81
55,180	4,598	5.72
15,000	1,250	1.55
15,000	1,250	1.55
49,980	4,165	5.18
18,000	1,500	1.87
18,000	1,500	1.87
7,200	600	0.75
10,040	837	1.04
3,768	314	0.39
10,000	833	1.04
150,000	12,500	15.55
\$ 1,910,635	\$ 159,220	\$ 198.03

RECREATION AREA:

RESTAURANT OPERATOR FEE
RACQUET PROGRAM
JANITORIAL & SUPPLIES
ELECTRICITY
RECREATION AREA REPAIRS & MAINTENANCE
INSURANCE
LANDSCAPE MAINTENANCE
POOL & SPA MAINTENANCE
WATER & SEWER
LANDSCAPE EXTRAS
CLUBHOUSE ACTIVITIES
SPECIAL PROJECTS
LICENSES (MUSIC, MOVIES & FITNESS)
TENNIS & PICKLEBALL SUPPLIES
TELEPHONE, CABLE & INTERNET
HANDYMAN SERVICE
TRASH REMOVAL
IRRIGATION MONITORING
RESTAURANT POS SYSTEM
IRRIGATION REPAIRS
TOTAL RECREATION AREA EXPENSES

\$ 390,000	\$ 32,500	\$ 40.42
152,339	12,695	15.79
149,239	12,437	15.47
-	-	-
76,205	6,350	7.90
-	-	-
49,392	4,116	5.12
62,630	5,219	6.49
-	-	-
19,920	1,660	2.06
15,000	1,250	1.55
100,000	8,333	10.36
22,668	1,889	2.35
20,000	1,667	2.07
15,000	1,250	1.55
22,800	1,900	2.36
9,506	792	0.99
4,450	371	0.46
21,000	1,750	2.18
1,200	100	0.12
\$ 1,131,348	\$ 94,279	\$ 117.26

SUBTOTAL OF OPERATING EXPENSES - 804 HOMES

\$ 3,677,996	\$ 306,500	\$ 381.22
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**LOTUS HOMEOWNERS ASSOCIATION, INC.
2024 APPROVED OPERATING BUDGET**

Total Number of Homes (Note 1)	804
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2024 LOTUS BUDGET		
ANNUAL BUDGET	MONTHLY BUDGET	MONTHLY PER HOME

SPECIAL SERVICE ASSESSMENTS (Note 3):

ALARM MONITORING (Note 4)
LANDSCAPE MAINTENANCE
MULCH
IRRIGATION MONITORING
IRRIGATION REPAIRS

\$	257,568	\$	21,464	\$	26.70
	803,400		66,950		83.27
	99,061		8,255		10.27
	20,000		1,667		2.07
	14,472		1,206		1.50
\$	1,194,501	\$	99,542	\$	123.81

SUBTOTAL OF SPECIAL SERVICE ASSESSMENTS

TOTAL MONTHLY SINGLE FAMILY HOME ASSESSMENT	\$	505
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TOTAL QUARTERLY ASSESSMENT (Notes 1 and 4)	\$	1,515
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NOTES:

- 1 This Estimated Full Build-Out Operating Budget is for informational and planning purposes only, and is based on the current 804 total Homes anticipated to be constructed in Lotus. 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 Reclaimed Water expense will be fully abated from the assessments collected since the reclaimed water has not yet been made available by the Palm Beach County Water Utilities Department. See Association Documents regarding the location of Lotus being in the Palm Beach County Water Utilities Department's Mandatory Reclaimed Water Zone.
- 3 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.
- 4 Alarm System Monitoring includes basic house alarm monitoring only.
- 5 Monthly figures are provided to allow for personal planning purposes only. Assessments are due and collected quarterly.