

LOTUS HOMEOWNERS ASSOCIATION, INC.
2025 ESTIMATED OPERATING BUDGET

Total Number of Homes (Note 1)

804

ADMINISTRATIVE EXPENSES:

MANAGEMENT FEES
 ONSITE MANAGER
 ADMINISTRATIVE ASSISTANT
 ADMINISTRATIVE ASSISTANT II
 INSURANCE
 OFFICE SUPPLIES
 BAD DEBT
 LEGAL
 ANNUAL REVIEW & TAXES
 COMMUNITY WEBSITE
 LICENSES, FEES & TAXES
 COMPUTER TECHNICAL SUPPORT
 TOTAL ADMIN EXPENSES

PROPOSED BUDGET		
ANNUAL BUDGET	MONTHLY BUDGET	MONTHLY PER HOME
\$ 53,951	\$ 4,496	\$ 5.59
\$ 129,748	\$ 10,812	\$ 13.45
74,940	6,245	7.77
64,540	5,378	6.69
220,000	18,333	22.80
35,059	2,922	3.63
10,000	833	1.04
40,000	3,333	4.15
12,000	1,000	1.24
1,188	99	0.12
1,225	102	0.13
2,087	174	0.22
\$ 644,737	\$ 53,727	\$ 67.83

COMMON AREA EXPENSES:

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

\$ 336,000	\$ 28,000	\$34.83
52,678	4,390	5.46
18,000	1,500	1.87
65,000	5,417	6.74
90,100	7,508	9.34
62,104	5,175	6.44
16,818	1,402	1.74
217,484	18,124	22.54
54,920	4,577	5.69
13,378	1,115	1.39
168,630	14,053	17.48
85,000	7,083	8.81
140,000	11,667	14.51
502,025	41,835	52.03
31,557	2,630	3.27
3,768	314	0.39
10,040	837	1.04
15,000	1,250	1.55
15,000	1,250	1.55
83,600	6,967	8.67
400,000	33,333	41.46
\$ 2,381,103	\$ 198,425	\$ 246.80

RECREATION AREA:

RESTAURANT OPERATOR FEE
 RESTAURANT MIN SPEND
 RESTAURANT POS SYSTEM
 RACQUET PROGRAM
 TENNIS & PICKLEBALL SUPPLIES
 CLUBHOUSE MERCHANT SOCIAL DIRECTOR
 CLUBHOUSE ACTIVITIES
 JANITORIAL & SUPPLIES(Cleaning Company)
 HANDYMAN SERVICE
 TRASH REMOVAL
 TELEPHONE, CABLE & INTERNET
 POOL, SPA & SPLASHPAD
 RECREATION AREA REPAIRS & MAINTENANCE
 LICENSES (MUSIC, MOVIES & FITNESS)
 LANDSCAPE MAINTENANCE
 LANDSCAPE EXTRAS
 IRRIGATION MONITORING
 IRRIGATION REPAIRS
 SPECIAL PROJECTS
 TOTAL RECREATION AREA EXPENSES

\$ 390,000	\$ 32,500	\$ 40.42
643,200	53,600	66.60
24,289	2,024	2.52
152,339	12,695	15.79
20,061	1,672	2.08
30,900	2,575	3.20
25,948	2,162	2.69
150,017	12,501	15.55
24,531	2,044	2.54
9,506	792	0.99
15,000	1,250	1.55
62,630	5,219	6.49
200,370	16,697	20.77
24,614	2,051	2.55
50,874	4,239	5.27
19,920	1,660	2.06
4,450	371	0.46
3,133	261	0.32
130,000	10,833	13.47
\$ 1,981,780	\$ 165,148	\$ 205.34

SUBTOTAL OF OPERATING EXPENSES - 804 HOMES

\$ 5,007,621	\$ 417,301	\$ 519.96
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**LOTUS HOMEOWNERS ASSOCIATION, INC.
2025 ESTIMATED OPERATING BUDGET**

Total Number of Homes (Note 1) **804**

PROPOSED BUDGET			
	ANNUAL BUDGET	MONTHLY BUDGET	MONTHLY PER HOME
SPECIAL SERVICE ASSESSMENTS (Note 3):			
ALARM MONITORING (Note 4)	\$ 240,718	\$ 20,060	\$ 24.95
LANDSCAPE MAINTENANCE	827,502	68,959	85.77
MULCH	100,000	8,333	10.36
IRRIGATION MONITORING	57,680	4,807	5.98
IRRIGATION REPAIRS	52,307	4,359	5.42
SUBTOTAL OF SPECIAL SERVICE ASSESSMENTS	\$ 1,278,206	\$ 106,517	\$ 132.48
TOTAL MONTHLY SINGLE FAMILY HOME ASSESSMENT			\$ 652
TOTAL QUARTERLY ASSESSMENT (Notes 1 and 4)			\$ 1,956

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.

**THIS BUDGET IS PRELIMINARY AND HAS NOT BEEN APPROVED BY
THE LOTUS HOMEOWNERS ASSOCIATION, INC.
THEREFORE, THIS BUDGET IS SUBJECT TO CHANGE WITHOUT NOTICE!**

Muole Helfman 12/16/24
Treasurer / Secretary