

**LOTUS HOMEOWNERS ASSOCIATION, INC.
2026 APPROVED OPERATING BUDGET**

Total Number of Homes (Note 1)

804

ADMINISTRATIVE EXPENSES:

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

BUDGET BREAKDOWN					
	ANNUAL		MONTHLY		MONTHLY
	BUDGET		BUDGET		PER HOME
	\$ 142,840	\$	11,903	\$	14.81
	70,699		5,892		7.33
	77,840		6,487		8.07
	70,040		5,837		7.26
	230,000		19,167		23.84
	35,059		2,922		3.63
	10,000		833		1.04
	40,000		3,333		4.15
	12,000		1,000		1.24
	3,000		250		0.31
	3,603		300		0.37
	2,087		174		0.22
	\$ 697,168	\$	58,097	\$	72.26

COMMON AREA EXPENSES:

LANDSCAPE MAINTENANCE
ELECTRICITY
SECURITY
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

	\$ 277,484	\$	23,124	\$	28.76
	336,000		28,000		34.83
	707,836		58,986		73.37
	90,100		7,508		9.34
	140,000		11,667		14.51
	65,000		5,417		6.74
	62,270		5,189		6.45
	232,000		19,333		24.05
	116,495		9,708		12.07
	85,000		7,083		8.81
	73,160		6,097		7.58
	20,000		1,667		2.07
	15,000		1,250		1.55
	59,621		4,968		6.18
	22,910		1,909		2.37
	18,000		1,500		1.87
	13,378		1,115		1.39
	9,840		820		1.02
	7,500		625		0.78
	10,000		833		1.04
	500,000		41,667		51.82
	\$ 2,861,595	\$	238,466	\$	296.60

RECREATION AREA:

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

	\$ 522,000	\$	43,500	\$	54.10
	169,090		14,091		17.53
	171,696		14,308		17.80
	188,010		15,668		19.49
	67,768		5,647		7.02
	52,000		4,333		5.39
	70,000		5,833		7.26
	30,900		2,575		3.20
	140,000		11,667		14.51
	10,740		895		1.11
	10,000		833		1.04
	16,346		1,362		1.69
	49,000		4,083		5.08
	16,853		1,404		1.75
	643,200		53,600		66.67
	24,289		2,024		2.52
	\$ 2,181,891	\$	181,824	\$	226.08

SUBTOTAL OF OPERATING EXPENSES - 804 HOMES

\$ 5,740,654	\$	478,388	\$	594.94
---------------------	-----------	----------------	-----------	---------------

**LOTUS HOMEOWNERS ASSOCIATION, INC.
2026 APPROVED OPERATING BUDGET**

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

BUDGET BREAKDOWN		
ANNUAL BUDGET	MONTHLY BUDGET	MONTHLY PER HOME

SPECIAL SERVICE ASSESSMENTS (Note 3):

ALARM MONITORING (Note 4)
LANDSCAPE MAINTENANCE
Luna Bistro Improvements
IRRIGATION MONITORING
IRRIGATION REPAIRS
SUBTOTAL OF SPECIAL SERVICE ASSESSMENTS

\$ 257,568	\$ 21,464	\$ 26.70
803,400	66,950	83.27
30,000	2,500	3.11
72,000	6,000	7.46
40,000	3,333	4.15
\$ 1,202,968	\$ 100,247	\$ 124.69

TOTAL MONTHLY SINGLE FAMILY HOME ASSESSMENT	\$ 720
--	---------------

TOTAL QUARTERLY ASSESSMENT (Notes 1 and 4)	\$ 2,160
---	-----------------

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 HAS BEEN APPROVED BY THE LOTUS HOMEOWNERS
ASSOCIATION, INC.**

Nicole Helfman
Nicole Helfman (Nov 14, 2025 10:20:04 EST)

11/14/2025

President