

FLORA PARKE HOMEOWNERS ASSOCIATION, INC.
APPROVED BUDGET
YEAR ENDING DECEMBER 31, 2023

	2023 Approved
648 Units at \$485.00 per Year	485.00
ASSESSMENT INCOME	\$ 314,280.00
EXPENSES	
GENERAL & ADMINISTRATIVE	
6020 - Accounting Fees / Tax Preparation	1,200.00
6040 - Legal Fees	4,000.00
6090 - Postage / Copies / Supplies	7,284.00
6100 - Annual Assessment Statements	1,368.00
6110 - Insurance	10,044.00
6160 - Management Fees	38,880.00
6220 - Corporate Annual Report	61.25
6230 - Community Decorations	6,390.00
6240 - Bad Debt	500.00
6380 - Reserve Study	4,200.00
6390 - Miscellaneous	500.00
GENERAL & ADMINISTRATIVE TOTAL	\$ 74,427.25
GROUNDS MAINTENANCE	
6510 - Grounds Maintenance	37,596.00
6550 - Tree Trim / Removal / Replacement	4,000.00
6560 - Landscaping Replacement / Enhancement	16,044.00
6610 - Irrigation - Repairs / Maintenance	9,240.00
6630 - Lakes / Ponds / Waterways	12,105.60
6670 - Signage - Repairs / Maintenance	1,000.00
6680 - Lighting / Electrical - Repairs	10,000.00
6690 - Wall / Fence - Repairs / Maintenance	2,000.00
6700 - Play Ground Maintenance	2,000.00
6710 - Playground / Community Enhancement	5,000.00
6750 - Fountain Repairs / Maintenance	5,000.00
6770 - Floridian Enclave Shared Expenses	5,081.00
6790 - General Repairs / Maintenance	48,755.15
GROUNDS MAINTENANCE TOTAL	\$ 157,821.75
UTILITIES	
7810 - Electricity - Common Areas	7,945.00
7820 - Electricity - Street Lights	24,848.00
7830 - Electricity - Entrance	3,043.00
7835 - Electricity - Fountain	12,764.00
7840 - Electricity - Pump	13,293.00
7850 - Utilities - Irrigation System / Water	3,938.00
UTILITIES TOTAL	\$ 65,831.00
RESERVE EXPENSES	
8010 - Reserves - General	16,200.00
RESERVE EXPENSES TOTAL	\$ 16,200.00
TOTAL EXPENSES	\$ 314,280.00

THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE. NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.