

**NOTICE OF BOARD AND BUDGET MEETING OF
The Lakes of Emerald Hills, INC.**

TO: MEMBERS OF THE LAKES OF EMERALD HILLS, INC.

NOTICE IS HEREBY given, pursuant to the Florida Statutes and Bylaws of The Lakes of Emerald Hills, Inc. (the "Association"), that the Board of Directors will hold a Budget Meeting on **Monday, November 20, at 6:30 PM via zoom**

<https://zoom.us/j/91609183299?pwd=cjA3d0wyUVVtNTNrN0UrQnZW1kwUT09>

Meeting ID: 916 0918 3299

Passcode: 567602

The Budget Meeting will be held for the purpose of considering and adopting the Association's proposed budget, among other matters which may properly be brought. **A copy of the proposed annual budget is attached hereto.**

Dated this 6th day of November 2023

AGENDA

1. Proof of due notice of the meeting;
2. Reading and disposal of any unapproved minutes;
3. Reports of officers and committees;
4. Consideration and adoption of the Association's budget;
5. Adjournment.

The Lakes of Emerald Hills			
2024 Proposed Budget			
Description	2023 Approved	Year to Date	Proposed 2024
Assessment Income- Homes	\$ 497,254.00		\$ 510,963.67
Assessment Income- TH	\$ 36,090.00		\$ 37,485.91
Assessment Income Park	\$ 13,096.00		\$ 13,587.43
Subtotal Income	\$ 546,440.00		\$ 562,037.01
Legal Fees	\$ 30,000.00	\$ 13,027.22	\$ 30,000.00
Bad Debt	\$ 3,000.00	\$ -	\$ 3,000.00
Bank Charges	\$ 100.00	\$ 56.98	\$ 100.00
Licenses, Fees and Permits	\$ 1,800.00	\$ 564.31	\$ 1,000.00
Review/Financial / Tax Return	\$ 3,500.00	\$ 3,950.00	\$ 4,000.00
Office Supplies/Mailings	\$ 1,400.00	\$ 4,700.28	\$ 1,800.00
Bookkeeping	\$ 8,840.00	\$ 6,630.03	\$ 9,282.00
Administrative Subtotal	\$ 48,640.00	\$ 28,928.82	\$ 49,182.00
Insurance Expense	\$ 12,000.00	\$ 11,309.60	\$ 13,500.00
Lawn Maintenance	\$ 6,600.00	\$ 6,050.00	\$ 6,600.00
Lake Maintenance & Repairs	\$ 23,500.00	\$ 1,893.53	\$ 23,500.00
Management Fees	\$ 18,500.00	\$ 14,487.84	\$ 19,055.00
Security	\$ 385,000.00	\$ 236,215.50	\$ 394,500.00
License Plate Reader	\$ 1,000.00	\$ -	\$ 1,000.00
Website	\$ 700.00	\$ 350.00	\$ 700.00
Contract Services Subtotal	\$ 447,300.00	\$ 270,306.47	\$ 458,855.00
R& M General	\$ 5,000.00	\$ 2,635.00	\$ 5,000.00
Lighting			
Landscape Improvement & Tree Trim	\$ 25,000.00	\$ 20,580.00	\$ 25,000.00
Tree Service			
Irrigation	\$ 4,000.00	\$ 5,250.00	\$ 5,500.00
Repairs & Maintenance Subtotal	\$ 34,000.00	\$ 28,465.00	\$ 35,500.00
Water	\$ 12,500.00	\$ 8,236.92	\$ 14,000.00
Electricity	\$ 4,000.00	\$ 3,180.84	\$ 4,500.00
Utilities Expense	\$ 16,500.00	\$ 11,417.76	\$ 18,500.00
Total Expense	\$ 546,440.00	\$ 339,118.05	\$ 562,037.00

Townhouses 22.88% excluding security, bad debt, website	\$ 157,735.36 (22.88% of amount)	\$ 163,837.00	
	\$ 36,089.85 Year	\$ 37,485.91	\$ 37,485.91
	\$ 9,022.46 Quarter	\$ 9,371.48	
Park Road: 21/201 of total budget less security and less townh	\$ 125,345.51 (21/201)	\$ 130,051.09	
	\$ 623.61 Year	\$ 647.02	\$ 13,587.43
	\$ 155.90 quarter	\$ 161.76	
All others (180 homes)	\$ 497,250.00	\$ 510,963.67	
	\$ 2,762.50 year	\$ 2,838.69	
	\$ 690.63 quarter	\$ 709.67	
	\$ 388,704.64		