



What's common? Part two

Common expenses of communities

As promised, our discussion on common areas is expanded in this article to include common expenses. Chapters 718, 719 and 720 of the Florida Statutes provide the guidance for common expenses. Just like real property within communities being owned by unit owners or members as well as the association, common expenses are shared by the owners or members and the association, too.

Section 718.103(9), F.S., defines “common expenses” as all expenses properly incurred by the association in the performance of its duties. A more detailed description of common expenses is the topic of section 718.115. Within that section, common expenses include the expenses of the operation, maintenance, repair, replacement, or protection of the common elements and association property, costs of carrying out the powers and duties of the association, and any other expense, whether or not included in the statute, the declaration, the documents creating the association, or the bylaws.

The list of common expenses also includes reasonable transportation services, insurance for directors and officers, road maintenance and operation expenses, in-house communications, security services, fire safety equipment or water and sewer service where a master meter serves the condominium.

Similarly, The Cooperative Act defines “common expenses” in section 719.103(9), F.S., as all expenses and assessments properly incurred by the association for the cooperative and section 719.107(1)(a) states that common expenses include the expenses of the operation, maintenance, repair, or replacement of the cooperative property; costs of carrying out the powers and duties of the association; and any other expense listed in the cooperative documents or the statute.

The Homeowner’s Act does not have a corresponding definition for common expenses. Section 720.308(1) governs assessments and states that the governing documents must describe the manner in which expenses are shared and specify the member’s proportional share for those shared expenses.

Stay tuned for the third installment in this series on common surplus.

Click to read the statutes.

[Condominium Act](#)

[Cooperatives Act](#)

[Homeowner's Association Act](#)