

Lakes at La Paz Condominium
APPROVED BUDGET
February 1, 2016 - January 31, 2017

OPERATING EXPENSES

Fixed Fees

(no alternate vendors available)

Boca Pointe Association Fees	102,820	
Cable T.V.	28,900	
Dumpster Removal	2,419	
Electric	2,880	
FL Dept of Condo	256	
La Paz Recreation Association Fees	35,277	
Licenses, Permits & Fees	416	
Water & Sewer	28,800	
<i>Sub-total</i>		201,768

Insurance		
Wind	41,503	
Flood	10,500	
<i>Sub-total</i>		52,003

Semi-Fixed Fees

(alternate vendors available)

Insurance		
Umbrella	1,575	
Crime	658	
Directors & Officers	1,185	
Differences in Conditions	9,016	
General Liability	3,560	
<i>Sub-total</i>		15,994

Security / Fire Safety		
Fire Alarm Monitoring	1,000	
Fire Alarm Repairs	4,000	
Security Alarm Monitoring	8,573	
<i>Sub-total</i>		13,573

Elevator Service & Repairs		
Service & Repairs	4,400	
Telephone	4,320	
<i>Sub-total</i>		8,720

General & Administrative		
Financial Audit		
Legal	1,250	
Management Company Fee	14,100	
Office & Administration	768	
<i>Sub-total</i>		16,118

Physical / Groundskeeping		
General Repairs & Maint	13,600	
Irrigation Maintenance	2,000	
Janitorial	-	
Labor	41,729	
Labor Benefits	3,000	
Phone	240	
Supplies	1,300	
Landscape Supplies	1,000	
Lawn Maintenance	8,952	
Pest Control/Fertilization	2,000	
Tree Trimming	4,000	
<i>Sub-total</i>		77,821

RESERVE FUNDING

(by Membership vote)

Awnings	650	
Elevator	4,250	
Painting	-	
Parking Lot Surface	1,750	
Roof	-	
<i>Sub-total</i>		6,650

TOTAL EXPENSES: 392,647

Prior Year's Surplus Applied
(not to exceed \$ 22,400)
(>\$22,400 to be refunded): **8,649**

Projected Monthly Maintenance
(per unit): **\$ 500.00**

CONTINGENCIES

(based on current cash flow)

Estimated Bad Debt		
contingency		
<i>Sub-total</i>		0

Projected Monthly Maintenance
(per unit, rounded to nearest dollar): **\$ 500.00**