

Lakes at La Paz Condominium Association
BUDGET
February 1, 2017 - January 31, 2018

OPERATING EXPENSES

Fixed Fees

(no alternate vendors available)

Boca Pointe Association Fees		103,350	
Cable T.V.		29,361	
Dumpster Removal		2,500	
Electric		3,000	
FL Dept of Condo		256	
La Paz Recreation Association Fees		36,000	
Licenses, Permits & Fees		450	
Water & Sewer		28,800	
	<i>Sub-total</i>		203,716

Insurance			
Wind		40,432	
Flood		10,549	
	<i>Sub-total</i>		50,981

Semi-Fixed Fees

(alternate vendors available)

Insurance			
Umbrella		1,576	
Crime		658	
Directors & Officers		1,185	
Differences in Conditions		-	
General Liability		3,531	
	<i>Sub-total</i>		6,950

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		840	
	<i>Sub-total</i>		5,240

General & Administrative			
Financial Audit			
Legal		1,250	
Management Company Fee		14,100	
Office & Administration		768	
Web and Internet Services		480	
	<i>Sub-total</i>		16,598

Physical / Groundskeeping			
General Repairs & Maint		14,500	
Irrigation Maintenance		2,000	
Janitorial		-	
Labor		23,000	
Labor Benefits		-	
Phone		-	
Supplies		1,200	
Landscape Supplies		1,000	
Lawn Maintenance		8,952	
Pest Control/Fertilization		2,500	
Tree Trimming		4,000	
	<i>Sub-total</i>		57,152

RESERVE FUNDING

(by Membership vote)

Awnings		1,900	
Elevator		7,400	
Painting		-	
Parking Lot Surface		1,900	
Roof		7,380	
	<i>Sub-total</i>		18,580

TOTAL EXPENSES: 372,790

Prior Year's Surplus Applied
(not to exceed \$ 22,400)
(>\$22,400 to be refunded): **7,987**

Monthly Maintenance
(per unit): **\$ 475.00**

CONTINGENCIES

(based on current cash flow)

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

Monthly Maintenance
(per unit, rounded to nearest dollar): **\$ 475.00**