

FY 2026 -- APPROVED OPERATING BUDGET

OPERATING EXPENSES

Fixed Fees

(no alternate vendors available)

Boca Pointe Association Fees	120,444	
Cable T.V.	24,576	
Dumpster Removal	1,235	
Electric	3,000	
FL Dept of Condo	300	
La Paz Recreation Association Fees	54,128	
Licenses, Permits & Fees	525	
Water & Sewer	32,000	
	<i>Sub-total</i>	<u>236,208</u>

Semi-Fixed Fees

(alternate vendors available)

Insurance		
Wind		
Flood		
Differences in Conditions		
Boiler & Machinery		
Mold & Sewer Backup		
Directors & Officers		
Crime		
General Liability		
Umbrella		
	<i>Sub-total</i>	<u>101,950</u>

Security / Fire Safety		
Fire Alarm Monitoring	1,300	
Fire Alarm Repairs	-	
Security Alarm Monitoring	7,700	
	<i>Sub-total</i>	<u>9,000</u>

Elevator Service & Repairs		
Service & Repairs	5,900	
Telephone	2,800	
	<i>Sub-total</i>	<u>8,700</u>

General & Administrative		
Financial Audit	-	
Legal	1,050	
Management Company Fee	16,380	
Office & Administration	890	
Web and Internet Services	650	
	<i>Sub-total</i>	<u>18,970</u>

Physical / Groundskeeping		
General Repairs & Maint	17,375	
Irrigation Maintenance	3,000	
Janitorial		
Labor	25,765	
Labor Benefits / Bonus	-	
Phone	-	
Supplies	120	
Landscape Supplies	3,000	
Lawn Maintenance	14,000	
Pest Control/Fertilization	7,200	
Tree Trimming / Removal	7,000	
Landscaping Improvements	1,000	
	<i>Sub-total</i>	<u>78,460</u>

Additional Projects to consider		
<i>(add'l project 1)</i>	-	
<i>(add'l project 2)</i>	-	
	<i>Sub-total</i>	<u>-</u>

RESERVE FUNDING

(mandated by statute)

Pooled Reserves based on SIRS findings	77,000	
<i>includes : awnings, elevator, painting, parking lot, roof, structure, fire protection, plumbing, electrical, windows, and exterior doors</i>		
	<i>Sub-total</i>	<u>77,000</u>

TOTAL EXPENSES: 530,288

Prior Year's Surplus / Reserves Transferred
 (not to exceed \$ 22,400)
 (>\$22,400 to be refunded): -

Projected Monthly Maintenance
 (per unit): **\$ 690.48**

CONTINGENCIES

(based on current cash flow)

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

Projected Monthly Maintenance
(per unit, rounded to nearest dollar): **\$ 690**