



# BOCA WEST

MASTER ASSOCIATION

August 31, 2022

Dear Village Presidents and Representatives:

Following is the 2022/2023 BWMA Budget which was adopted at the noticed BWMA Board Meeting held on August 31, 2022.

This Budget was carefully prepared by the staff, reviewed by the Finance Committee and the Board and in the process amended where necessary.

Copies of the Budget, the latest property assessments from Palm Beach County, and the payment coupons will be emailed to the respective Property Managers.

The new Maintenance Assessments will be due on October 1, 2022.

The Budget will be posted on the BWMA website at [www.bocawestmaster.com](http://www.bocawestmaster.com) and copies are available at the BWMA office.

Please call us should you have questions or need clarification.

Sincerely,

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Daniel Bejarano  
Treasurer, BWMA Board of Directors

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Elaine Wittlin  
President, BWMA Board of Directors



BOCA WEST  
MASTER ASSOCIATION

*ADOPTED  
BUDGET*

*FISCAL YEAR 2022/2023*

*October 1, 2022-September 30, 2023*

*AUGUST 31, 2022*

**BOCA WEST MASTER ASSOCIATION, INC.**  
**ADOPTED BUDGET FY 2023**  
**(October 1, 2022- September 30, 2023)**  
**SUMMARY**

<u>DESCRIPTION</u>	ADOPTED BUDGET FY 2022	ADOPTED BUDGET FY 2023	BUDGET VARIANCE FY'23 TO FY'22	BUDGET % CHANGE
<b>REVENUE:</b>				
GLADES MEDIAN	25,347	28,340	2,993	11.81%
TRANSPONDER REVENUE	80,000	80,000	-	
INTEREST INCOME	7,500	7,500	-	
OAKBROOK SECURITY	199,445	227,815	28,370	14.22%
ISLAND SECURITY	190,824	148,171	(42,653)	-22.35%
WEDGEWOOD SECURITY	190,934	215,758	24,824	13.00%
ASSESSMENT ROLLS	7,403,147	7,548,067	144,920	1.96%
MISCELLANEOUS	45,000	55,000	10,000	22.22%
CELL TOWER REVENUE	42,012	44,000	1,988	4.73%
CABLE ASSESSMENT	4,591,741	4,775,585	183,844	4.00%
CABLE ROYALTY	250,000	250,000	-	
RENTAL INCOME	133,286	141,866	8,580	6.44%
ALARM MONITORING ROYALTY	45,000	45,000	-	
EMERGENCY MEDICAL SERV. ASSESSMENT	684,360	685,060	700	0.10%
DEFERRED CABLE COMMISSION	78,748	78,748	-	
<b>TOTAL REVENUE:</b>	<b>13,967,344</b>	<b>14,330,910</b>	<b>363,566</b>	<b>2.60%</b>

ONE-TIME REVENUE-HOT WIRE DOOR FEE	-	1,047,600	1,047,600	
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<b>ADJUSTED TOTAL REVENUE</b>	<b>13,967,344</b>	<b>15,378,510</b>	<b>1,411,166</b>	<b>10.10%</b>
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<u>EXPENSES:</u>	ADOPTED BUDGET FY 2022	ADOPTED BUDGET FY 2023	BUDGET VARIANCE FY'23 TO FY'22	BUDGET % CHANGE
SECURITY	2,685,451	3,102,561	417,110	15.53%
LANDSCAPE & MAINTENANCE	3,238,815	3,811,235	572,420	17.67%
GENERAL & ADMINISTRATION	1,354,512	1,896,956	542,444	40.05%
JOINT VENTURE INVESTMENT	767,000	250,000	(517,000)	-67.41%
BAD DEBTS	5,124	4,032	(1,092)	-21.31%
EMERGENCY MEDICAL SERVICES	684,360	685,060	700	0.10%
TRANSPONDER EXPENSES	30,000	30,000	-	
CABLE EXPENSE	4,591,741	4,775,585	183,844	4.00%
CABLEVISION COMMISSION	12,500	12,500	-	
LONG TERM DEBT REPAYMENT (PRINCIPAL)	-	50,800	50,800	
LONG TERM DEBT REPAYMENT (INTEREST)	58,750	150,000	91,250	155.32%
<b>TOTAL OPERATING EXPENSES:</b>	<b>13,428,253</b>	<b>14,768,729</b>	<b>1,340,476</b>	<b>9.98%</b>

**BOCA WEST MASTER ASSOCIATION, INC.**  
**ADOPTED BUDGET FY 2023**  
**(October 1, 2022- September 30, 2023)**  
**SUMMARY**

<b>TOTAL RESERVES (SCHEDULE BELOW)</b>	<b>539,091</b>	<b>609,781</b>	<b>70,690</b>	<b>13.11%</b>
<b>TOTAL EXPENSES</b>	<b>13,967,344</b>	<b>15,378,510</b>	<b>1,411,166</b>	<b>10.10%</b>
<b>ENDING BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	

<b>ADOPTED BUDGET FY 2022</b>	<b>ADOPTED BUDGET FY 2023</b>	<b>BUDGET VARIANCE FY'23 TO FY'22</b>	<b>BUDGET % CHANGE</b>
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**RESERVES:**

	<b>ADOPTED BUDGET FY 2022</b>	<b>ADOPTED BUDGET FY 2023</b>	<b>BUDGET VARIANCE FY'23 TO FY'22</b>	<b>BUDGET % CHANGE</b>
BERTHAS/BUTLER/CULVERTS/FUEL TANK/OUTFALL	53,332	65,580	12,248	22.97%
GENERAL	50,000	-	(50,000)	-100.00%
LAKE BANK RESTORATION	150,000	150,000	-	
ALLOCATION OF DEFERRED CREDIT-LBR	(40,000)	(40,000)	-	
MAINT. DEPT.-GENERATORS/BLDG REPL/EQUIP/VEHICLES	47,046	136,713	89,667	190.59%
NATURE PRESERVE/PLAYGROUND/SPORT COURT	17,767	14,936	(2,831)	-15.93%
ROAD PAVING/PAVERS	170,247	195,740	25,493	14.97%
SIGNAGE	25,000	25,000	-	
STORM PREPARATION & RECOVERY	-	-	-	
STREET LIGHTS/FPL	-	-	-	
OTHER-BARRIER GATES/PAINTING/ROOF REPL	65,699	61,812	(3,887)	-5.92%
<b>TOTAL RESERVES</b>	<b>539,091</b>	<b>609,781</b>	<b>70,690</b>	<b>13.11%</b>

**GLADES ROAD MEDIAN MAINTENANCE  
ADOPTED BUDGET FY 2023**

**COSTING BASE:**

Used Actual CPI (April 2022) 8.3% Increase Eff 1/1/23-12/31/23

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
Boca Corp Centre Assoc. LTD.	3,919	4,382
Via Verde HOA	21,428	23,958
<b>Total Budgeted Revenue</b>	<b>25,347</b>	<b>28,340</b>

**NOTES:**

Annual increases are effective January 1 thru December 31

New rates are tied to the CPI rate as reported for the prior October 1

**TRANSPONDER REVENUE  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
Transponders @\$50 & \$35	80,000	80,000
Maintenance Expenses	(30,000)	(30,000)
Net Revenue	<b>50,000</b>	<b>50,000</b>

**INTEREST INCOME  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
Operating Interest	7,500	7,500

(6) investments will mature during Oct 2022-June 2023  
Paying between .125%-1.75%.

**OAKBROOK**  
**ADOPTED BUDGET FY 2023**  
*(October 1, 2022-September 30, 2023)*

	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
<b>Base Wages</b>				
Gilgenback	17.00	18.00	2080	37,440
Livingstone	19.31	20.31	2080	42,245
Ziringer	20.93	21.93	2080	45,614
Relief	17.00	17.00	2520	42,840
<b>TOTAL BASE WAGES-24 HRS A DAY-365 DAYS A YEAR</b>			<b>8760</b>	<b>168,139 (1)</b>
<b>Holiday (8 per year)</b>				
Gilgenback	25.50		64	1,632
Livingstone	25.50		64	1,632
Ziringer	25.50		64	1,632
<b>Total Holiday Wages</b>			<b>192</b>	<b>4,896 (2)</b>
<b>Paid Time Off (PTO)</b>				
Gilgenback	25.50		152	3,876
Livingstone	25.50		176	4,488
Ziringer	25.50		176	4,488
<b>Total PTO</b>			<b>504</b>	<b>12,852 (3)</b>
<b>Total Wages</b>				<b>185,887</b>
<b>Payroll Taxes-7.8% of total wages</b>				<b>14,499 (4)</b>
<b>Health/Life Insurance</b>				
	<b>Per Month</b>			<b>Annual</b>
Gilgenback	691.94			8,303
Livingstone	671.18			8,054
Ziringer	31.53			378
<b>Total Employee Benefits</b>				<b>16,736 (5)</b>

<b>Annual Security Gate Staffing Expenses</b>	
Wages	168,139 (1)
Holiday	4,896 (2)
PTO	12,852 (3)
Bonus	1,325
Payroll Tax	14,499 (4)
Employee Benefits	16,736 (5)
401(k)	2,295
Work.Comp.Ins.	3,573
Uniforms	1,000
Provisions	1,500
	<u>226,815</u>
	1,000
	<b>227,815</b>
	<b>199,445</b>
	<b>28,370</b>
	<b>14.22%</b>

**Notes:**

Wages 5.88%-6.47% increase  
 New hire rate \$17.00/hr effective (Feb 2022)  
 Est. Bonus' FY 2023  
 7.8% of total wages  
 Employee Benefits Est. 12.5% increase for medical/10% other benefits  
 401(k) Max. 2% of FY 2023 annual wages  
 Work.Comp.Ins. Based on estimated premium (90,523).  
 Uniforms \$250/qtr.  
 Provisions \$125/mo.



**THE ISLAND**  
**ADOPTED BUDGET FY 2023**  
*(October 1, 2022-September 30, 2023)*

<b>Annual Security Gate Staffing Expenses</b>	
Wages	111,344 (1)
Holiday	3,264 (2)
PTO	8,568 (3)
Bonus	1,050
Payroll Tax	9,608 (4)
Employee Benefits	8,408 (5)
401(k)	680
Work.Comp.Ins.	2,382
Uniforms	667
Provisions	1,200
	<hr/>
	147,171
	Management Fee
	1,000
	<hr/>
	<b>148,171</b>
	<b>Adopted FY 2023 Assessment</b>
	<hr/>
	190,824
	<b>Adopted FY 2022 Assessment</b>
	<hr/>
	<b>(42,653)</b>
	<hr/>
	<b>-22.35%</b>

**Notes:**

Wages 4.81% & 5.88% increase  
 New hire rate \$17.00/hr effective (Feb 2022)  
 Bonus Est. Bonus' FY 2023  
 Payroll Taxes 7.8% of total wages  
 Employee Benefits Est. 12.5% increase for medical/10% other benefits  
 401(k) Max. 2% of FY 2023 annual wages  
 Work.Comp.Ins. Based on estimated premium (90,523).  
 Uniforms \$166.75/qtr.  
 Provisions \$100/mo.

**\* The Island has eliminated the overnight shift, effective June 1, 2022**

OFFICER	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
<b>Base Wages</b>				
Peters	20.80	21.80	2080	45,344
Zuckerberg	17.00	18.00	2080	37,440
Relief	17.00	17.00	1680	28,560
<b>* TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR</b>			<b>5,940</b>	<b>111,344 (1)</b>
<b>Holiday (8 per year)</b>				
Peters	25.50		64	1,632
Zuckerberg	25.50		64	1,632
<b>Total Holiday Wages</b>			<b>128</b>	<b>3,264 (2)</b>
<b>Paid Time Off (PTO)</b>				
Peters	25.50		176	4,488
Zuckerberg	25.50		160	4,080
<b>Total PTO</b>			<b>336</b>	<b>8,568 (3)</b>
<b>Total Wages</b>				<b>123,176</b>
<b>Payroll Taxes-7.8% of total wages</b>				<b>9,608 (4)</b>
<b>Health/Life Insurance</b>				
Peters	<b>Per Month</b>			<b>Annual</b>
Zuckerberg	681.65			8,180
<b>Total Employee Benefits</b>	19,05			229
				<b>8,408 (5)</b>

**WEDGEWOOD**  
**ADOPTED BUDGET FY 2023**  
*(October 1, 2022-September 30, 2023)*

<b>Annual Security Gate Staffing Expenses</b>	
Wages	165,373 (1)
Holiday	4,896 (2)
PTO	13,056 (3)
Bonus	1,050
Payroll Tax	14,299 (4)
Employee Benefits	8,749 (5)
401(k)	1,262 (2 enrolled)
Work.Comp.Ins.	3,573
Uniforms	1,000
Provisions	1,500
	<hr/>
	214,758
	1,000 Management Fee
	<hr/>
	<b>215,758 Adopted FY 2023 Assessment</b>
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	190,934 <b>Adopted FY 2022 Assessment</b>
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	<b>24,824 13.00%</b>
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<u>OFFICER</u>	<u>CURRENT RATE</u>	<u>INCREASE</u>	<u>ANNUAL HOURS</u>	<u>ANNUAL TOTAL</u>
<b>Base Wages</b>				
Ber	17.00	18.00	2,080	37,440
Ellis	20.72	21.72	2,080	45,178
Saito	18.19	19.19	2,080	39,915
Relief	17.00	17.00	2,520	42,840
<b>TOTAL BASE WAGES-24 HRS A DAY-365 DAYS A YEAR</b>			<b>8,760</b>	<b>165,373 (1)</b>
<b>Holiday (8 per year)</b>				
Ber	25.50		64	1,632
Ellis	25.50		64	1,632
Saito	25.50		64	1,632
<b>Total Holiday Wages</b>			<b>192</b>	<b>4,896 (2)</b>
<b>Paid Time Off (PTO)</b>				
Ber	25.50		160	4,080
Ellis	25.50		176	4,488
Saito	25.50		176	4,488
<b>Total PTO</b>			<b>512</b>	<b>13,056 (3)</b>
<b>Total Wages</b>				<b>183,325</b>
<b>Payroll Taxes-7.8% of total wages</b>				<b>14,299 (4)</b>
<b>Health/Life Insurance</b>				<b>Annual</b>
Ber	<b>Per Month</b>			
	668.85			8,026
Ellis	30.75			369
Saito	29.48			354
<b>Total Employee Benefits</b>				<b>8,749 (5)</b>

<b>Notes:</b>	
Wages	4.83%-5.88% increase New hire rate \$17.00/hr effective (Feb 2022)
Bonus	Est. Bonus' FY 2023
Payroll Taxes	7.8% of total wages
Employee Benefits	Est. 12.5% increase for medical/10% other benefits
401(k)	Max. 2% of FY 2023 annual wages
Work.Comp.Ins.	Based on estimated premium (90,523).
Uniforms	\$250/qr.
Provisions	\$125/mo.

**BOCA WEST MASTER ASSOCIATION, INC.  
ASSESSMENT COMPARISON**

	<u>2022</u>	<u>2023</u>	<u>INCREASE (DECREASE)</u>	<u>PERCENTAGE</u>
ASSESSED VALUE	793,135,344	822,661,856	29,526,512	3.72%
REGULAR MAINTENANCE ASSESSMENT	7,403,147	7,548,067	144,920	1.96%
MILLAGE RATE	9.3340	9.1752	-0.1589	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)			2023 ASSESSMENT (B/WMA)			ASSOCIATION PER MONTH			VARIANCE
	2020	2021	% CHANGE	TOTAL 2022	TOTAL 2023	% CHANGE	10/21 - 9/22	10/22 - 9/23		
1 AKOYA	187,744,363	192,710,594	2.65%	1,752,411	1,768,154	15,743	146,034.25	147,346.13	1,311.88	
2 ARBOR LAKE	861,380	986,353	14.51%	8,040	9,050	1,010	12.56%	754.16	84.15	
3 BAY WOOD	19,773,707	20,605,163	4.20%	184,568	189,056	4,488	2.43%	15,380.69	373.97	
4 BOCA WEST CLUB, INC.	63,203,511	62,567,772	-1.01%	589,943	574,070	-15,873	-2.69%	49,161.94	-1,322.75	
5 BRIDGEWOOD MIDRISE I	3,226,468	3,672,038	13.81%	30,116	33,692	3,576	11.87%	2,509.66	2,807.63	
6 BRIDGEWOOD MIDRISE II	2,255,516	2,468,191	9.43%	21,053	22,646	1,593	7.57%	1,754.42	1,887.17	
7 BRIDGEWOOD TOWNHOUSE I	1,334,258	1,754,908	31.53%	12,454	16,102	3,648	29.29%	1,037.83	1,341.80	
8 BRIDGEWOOD TOWNHOUSE II	731,334	887,281	21.32%	6,826	8,141	1,315	19.26%	568.86	678.41	
9 BRIDGEWOOD TOWNHOUSE III	689,037	745,502	8.19%	6,431	6,840	409	6.35%	535.96	570.01	
10 BRIDGEWOOD VILLAS	840,331	1,015,979	20.90%	7,844	9,322	1,478	18.84%	653.64	776.82	
11 BROOKWOOD	2,110,991	2,094,374	-0.79%	19,704	19,216	-488	-2.48%	1,642.00	-40.65	
12 CEDAR GLEN	21,558,720	22,543,682	4.57%	201,230	206,842	5,613	2.79%	16,769.14	17,236.85	
13 CEDARWOOD	7,389,227	8,062,222	9.11%	68,971	73,972	5,001	7.25%	5,747.60	6,164.36	
14 CHAPEL CREEK	18,074,880	18,756,915	3.77%	168,711	172,098	3,387	2.01%	14,059.29	14,341.50	
15 CHARTER CAY	9,348,753	9,599,732	2.68%	87,262	88,079	818	0.94%	7,271.79	7,339.94	
16 CLUBSIDE	22,326,224	22,617,699	1.31%	208,394	207,521	-872	-0.42%	17,366.13	17,293.45	
17 COURTSIDE	1,039,100	1,107,688	6.60%	9,699	10,163	464	4.79%	808.25	846.94	
18 COVE, THE	6,012,802	6,410,436	6.61%	56,124	58,817	2,693	4.80%	4,676.97	4,901.41	
19 CYPRESS POINT	15,365,440	15,631,275	1.73%	143,421	143,420	-2	0.00%	11,951.79	11,951.64	
20 CYPRESS WALK	15,463,408	15,900,196	2.82%	144,336	145,887	1,551	1.07%	12,027.99	12,157.26	
21 FAIRWAY OAKS	9,093,903	9,566,441	5.20%	84,883	87,774	2,891	3.41%	7,073.56	7,314.48	
22 FAIRWAY POINT I	12,570,649	12,896,406	2.59%	117,335	118,327	992	0.85%	9,777.90	9,860.57	
23 FAIRWAY POINT II	23,324,329	23,859,004	2.29%	217,710	218,911	1,201	0.55%	18,142.49	18,242.55	
24 ISLAND COURT	17,759,854	18,136,512	2.12%	165,771	166,406	635	0.38%	13,814.25	13,867.14	
25 ISLAND, THE	17,191,268	17,750,510	3.14%	160,464	162,681	2,217	1.38%	13,371.98	13,556.71	
26 LAKEWOOD GARDEN I	1,492,911	1,517,895	1.67%	13,935	13,927	-8	-0.06%	1,161.24	1,160.58	
27 LAKEWOOD GARDEN II	1,642,968	1,715,462	4.41%	15,336	15,740	404	2.64%	1,277.96	1,311.64	
28 LAKEWOOD GARDEN III	2,281,805	2,370,994	3.91%	21,298	21,754	456	2.14%	1,774.87	1,812.86	
29 LAKEWOOD MIDRISE CONDO I	3,408,663	3,737,475	9.65%	31,817	34,292	2,475	7.78%	2,651.38	2,857.67	
30 LAKEWOOD MIDRISE CONDO II	1,728,041	1,959,179	13.38%	16,130	17,976	1,846	11.45%	1,344.13	1,497.98	
31 LAKEWOOD MIDRISE CONDO III	4,137,551	4,579,609	10.68%	38,620	42,019	3,399	8.80%	3,218.33	3,501.56	
32 LAKEWOOD MIDRISE CONDO IV	3,038,899	3,544,553	16.64%	28,365	32,522	4,157	14.65%	2,363.76	2,710.16	
33 LAUREL OAKS I-III	20,284,688	21,729,201	7.12%	189,338	199,369	10,031	5.30%	15,778.15	16,614.10	
34 LAUREL OAKS IV	4,962,908	5,290,356	6.60%	46,324	48,540	2,216	4.78%	3,860.33	4,045.00	
35 MAHOGANY BEND	23,261,756	24,978,957	7.38%	217,126	229,186	12,060	5.55%	18,093.82	19,098.86	
36 OAKBROOK	37,025,205	38,411,292	3.74%	345,594	352,430	6,836	1.98%	28,799.52	29,369.20	
37 PEPPERTREE I	11,835,767	12,507,304	5.67%	110,475	114,757	4,281	3.88%	9,206.28	9,563.06	
38 PEPPERTREE II	11,183,100	11,612,860	3.84%	104,383	106,550	2,167	2.08%	8,698.61	8,879.17	
39 PEPPERTREE III	12,743,361	13,291,170	4.30%	118,947	121,949	3,002	2.52%	9,912.24	10,162.40	
40 PINELAKE	1,152,267	1,382,625	19.99%	10,755	12,686	1,931	17.95%	896.27	1,057.15	
41 PLANTATION COLONY	5,105,124	5,154,080	0.96%	47,651	47,290	-362	-0.76%	3,970.95	3,940.80	
42 PLANTERS POINT	20,393,850	21,138,213	3.65%	190,357	193,947	3,590	1.89%	15,863.06	16,162.23	
43 QUAIL HOLLOW	3,850,426	3,861,840	0.30%	35,940	35,433	-507	-1.41%	2,995.00	2,952.76	
44 RAPBOCA, LLC	988,861	979,421	-0.95%	9,230	8,986	-244	-2.64%	769.17	748.86	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)			2023 ASSESSMENT (BWMMA)			ASSOCIATION PER MONTH 10/21 - 9/22	ASSOCIATION PER MONTH 10/22 - 9/23	VARIANCE		
	2020	2021	VARIANCE	% CHANGE	TOTAL 2022	TOTAL 2023				VARIANCE	% CHANGE
45 SABAL LAKE	1,975,024	2,010,974	35,950	1.82%	18,435	18,451	16	0.09%	1,536.24	1,537.59	1.34
46 SABAL LAKE WEST	2,617,349	2,793,215	175,866	6.72%	24,430	25,628	1,198	4.90%	2,035.87	2,135.69	99.82
47 THE POINTE	13,398,782	14,433,463	1,034,681	7.72%	125,065	132,430	7,365	5.89%	10,422.05	11,035.80	613.75
48 WATERS BEND	9,585,284	10,100,126	514,842	5.37%	89,469	92,670	3,201	3.58%	7,455.78	7,722.54	266.76
49 WATERS EDGE	20,015,106	21,358,316	1,343,210	6.71%	186,822	195,966	9,145	4.89%	15,568.46	16,330.53	762.06
50 WATERS REACH	11,087,816	11,540,735	452,919	4.08%	103,494	105,888	2,394	2.31%	8,624.50	8,824.02	199.52
51 WEDGEWOOD	23,223,594	23,700,897	477,303	2.06%	216,770	217,460	690	0.32%	18,064.14	18,121.66	57.52
52 WILLOW WOOD GARDENS	6,882,954	7,389,699	506,745	7.35%	64,246	67,802	3,556	5.54%	5,353.81	5,650.15	296.34
53 WILLOW WOOD MIDRISE CONDO I	2,637,656	3,058,882	421,226	15.97%	24,620	28,066	3,446	14.00%	2,051.66	2,338.81	287.15
54 WILLOW WOOD MIDRISE CONDO II	2,634,877	3,016,984	382,107	14.50%	24,594	27,681	3,087	12.55%	2,049.50	2,306.78	257.28
55 WILLOW WOOD MIDRISE CONDO III	2,713,427	2,966,069	252,642	9.31%	25,327	27,214	1,887	7.45%	2,110.60	2,267.85	157.25
56 WIND KEY	13,069,769	13,356,414	286,645	2.19%	121,994	122,547	554	0.45%	10,166.13	10,212.29	46.16
57 WOODBRIDGE	18,378,567	19,379,798	1,001,231	5.45%	171,546	177,813	6,267	3.65%	14,295.50	14,817.75	522.25
58 WOODCREST	15,107,535	15,466,925	359,390	2.38%	141,014	141,912	898	0.64%	11,751.18	11,825.98	74.80
<b>ASSESSMENT TOTAL:</b>	<b>793,135,344</b>	<b>822,661,856</b>	<b>29,526,512</b>	<b>3.72%</b>	<b>7,403,147</b>	<b>7,548,067</b>	<b>144,920</b>	<b>1.96%</b>	<b>616,928.92</b>	<b>629,005.58</b>	<b>12,076.67</b>
									<b>7,403,147.00</b>	<b>7,548,067.00</b>	

**MISCELLANEOUS REVENUE  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
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Estoppel Requests	45,000	55,000
<i>(&amp; Late/Citation fees)</i>		

Current estoppel fee is \$150 per request.

New estoppel fee effective October 1, 2022-\$250 per request.

Late fee is \$35 per occurrence.

Vehicle Citations are also included. Amounts vary.

**CELL TOWER REVENUE  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
50% Turnpike rent annually	21,006	22,000
50% Jog Road rent annually	21,006	22,000
	<b>42,012</b>	<b>44,000</b>

**BOCA WEST MASTER ASSOCIATION  
ADOPTED BUDGET FY 2023  
HOTWIRE**

**PER UNIT/PER MONTH  
Single Bulk-\$60.55  
Double Bulk-\$116.38**

	<u>Association (Legal Name)</u>	<u>Total Units</u>	<u>Program Option Selected</u>	<u>Rate (Incl Taxes)</u>	<u>Assoc. Rate Per Month</u>
1	Akoya	62	Double Bulk	116.38	7,215.56
2	Arbor Lake at Boca West Condominium Association, Inc.	46	Double Bulk	116.38	5,353.48
3	Bay Wood at Boca West Property Owners Association, Inc.	71	Double Bulk	116.38	8,262.98
4	Bridgewood Condominium Association, Inc.(combined)	370	Double Bulk	116.38	43,060.60
5	Brookwood of Boca West Condominium Association, Inc.	44	Double Bulk	116.38	5,120.72
6	Cedar Glen in Boca West Homeowners Association, Inc.	50	Double Bulk	116.38	5,819.00
7	Cedarwood Homeowners Association, Inc.	33	Double Bulk	116.38	3,840.54
8	Chapel Creek Property Owners Association, Inc.	37	Double Bulk	116.38	4,306.06
9	Charter Cay Condominium Association, Inc.	52	Double Bulk	116.38	6,051.76
10	Clubsides Condominium Association, Inc.	108	Double Bulk	116.38	12,569.04
11	Courtside at Boca West Condominium Association, Inc.	48	Double Bulk	116.38	5,586.24
12	Cove, The, a Condominium Association, Inc.	76	Double Bulk	116.38	8,844.88
13	Cypress Point Homeowners Association, Inc.	51	Double Bulk	116.38	5,935.38
14	Cypress Walk at Boca West Property Owners Association, Inc.	43	Double Bulk	116.38	5,004.34
15	Fairway Oaks Homeowners Association, Inc.	34	Double Bulk	116.38	3,956.92
16	Fairway Point I Condominium Association, Inc.	30	Double Bulk	116.38	3,491.40
17	Fairway Point II Condominium Association, Inc.	59	Double Bulk	116.38	6,866.42
18	Island Court at Boca West Property Owners Association, Inc.	40	Double Bulk	116.38	4,655.20
19	Island, The, at Boca West Homeowners Association, Inc.	12	Double Bulk	116.38	1,396.56
20	Lakewood Gardens I Condominium Association, Inc.	28	Double Bulk	116.38	3,258.64
21	Lakewood Gardens II Condominium Association, Inc.	30	Double Bulk	116.38	3,491.40
22	Lakewood Gardens III Condominium Association, Inc.	36	Double Bulk	116.38	4,189.68
23	Lakewood Midrise I, II, III, IV Condominium Association, Inc.	354	Double Bulk	116.38	41,198.52
24	Laurel Oaks 400 Condominium Association, Inc.	38	Double Bulk	116.38	4,422.44
25	Laurel Oaks Condominium Association, Inc.	162	Double Bulk	116.38	18,853.56
26	Mahogany Bend Homeowners Association, Inc.	39	Double Bulk	116.38	4,538.82
27	Oakbrook Homeowners Association, Inc.	43	Double Bulk	116.38	5,004.34
28	Peppertree I Condominium Association, Inc.	70	Double Bulk	116.38	8,146.60
29	Peppertree II Condominium Association, Inc.	66	Double Bulk	116.38	7,681.08
30	Peppertree III Condominium Association, Inc.	72	Double Bulk	116.38	8,379.36



**BOCA WEST MASTER ASSOCIATION  
ADOPTED BUDGET FY 2023  
HOTWIRE**

**PER UNIT/PER MONTH**  
Single Bulk-\$60.55  
Double Bulk-\$116.38

<u>Association (Legal Name)</u>	<u>Total Units</u>	<u>Program Option Selected</u>	<u>Rate (Incl Taxes)</u>	<u>Assoc. Rate Per Month</u>
31 Pinelake Condominium Association, Inc.	64	Double Bulk	116.38	7,448.32
32 Plantation Colony of Boca West Condominium Association, Inc.	120	Double Bulk	116.38	13,965.60
33 Planters Point at Boca West Property Owners Association, Inc.	48	Double Bulk	116.38	5,586.24
34 Pointe, The Homeowners Association, Inc.	33	Double Bulk	116.38	3,840.54
35 Quail Hollow of Boca West Condominium Association, Inc.	65	Double Bulk	116.38	7,564.70
36 Sabal Lake of Boca West Condominium Association, Inc.	46	Double Bulk	116.38	5,353.48
37 Sabal Lake West of Boca West Condominium Association, Inc.	62	Double Bulk	116.38	7,215.56
38 Waters Bend Homeowners Association, Inc.	54	Double Bulk	116.38	6,284.52
39 Waters Edge Homeowners Association, Inc.	81	Double Bulk	116.38	9,426.78
40 Waters Reach Homeowners Association, Inc.	54	Double Bulk	116.38	6,284.52
41 Wedgewood at Boca West Property Owners Association, Inc.	43	Double Bulk	116.38	5,004.34
42 Willow Wood Gardens Condominium Association, Inc.	134	Double Bulk	116.38	15,594.92
43 Willow Wood Midrise I Condominium Association, Inc.	92	Double Bulk	116.38	10,706.96
44 Willow Wood Midrise II Condominium Association, Inc.	92	Single Bulk	60.55	5,570.60
45 Willow Wood Midrise III Condominium Association, Inc.	92	Double Bulk	116.38	10,706.96
46 Wind Key at Boca West Property Owners Association, Inc.	31	Double Bulk	116.38	3,607.78
47 Woodbridge Homeowners Association, Inc.	54	Double Bulk	116.38	6,284.52
48 Woodcrest Homeowners Association, Inc.	72	Double Bulk	116.38	8,379.36
	<b>3,441</b>			<b>395,327.22</b>

**Oct 2022-July 2023      3,953,272.20**

*4% increase eff 8/23*

**Aug/Sept 2023      822,312.40**

**Annual      4,775,584.60**

**CABLE ROYALTY  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
<b>Hotwire</b>	250,000	250,000
Less: Commission to CSI Consultants per contract	(12,500)	(12,500)
<b>Estimated Net Annual Royalty:</b>	<b>237,500</b>	<b>237,500</b>

Hotwire-\$250K annually, per contract.  
\$150k over (12) years for the commission.

**RENTAL INCOME  
ADOPTED BUDGET FY 2023**

**COSTING BASE:**

Used Actual CPI (April 2022) 8.3% Increase Eff 1/1/23-12/31/23

<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
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**RENTALS**

BWCC-Human Resources #103  
Residential Management-STES #101 & #102/Upstairs  
BMG Homes  
AMR

21,499	24,037
44,167	49,381
27,620	28,449
40,000	40,000

**Total Budgeted Revenue**

<b>133,286</b>	<b>141,866</b>
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**NOTES:**

Annual increases are effective January 1 thru December 31  
New rates are tied to the CPI rate as reported for the prior October 1 for BWCC and RMC.  
BMG increase per lease agreement is 3% Eff 1/1/23-12/31/23

**ALARM MONITORING ROYALTY  
ADOPTED BUDGET FY 2023**

	<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
Based on royalty agreement with ADT Security Services with an average Boca West subscriber base of 1,250 @\$3/each	<b>45,000</b>	<b>45,000</b>

**EMERGENCY MEDICAL SERVICES  
ADOPTED BUDGET FY 2023**

**Adopted  
Budget  
FY 2022**      **Adopted  
Budget  
FY 2023**

**REVENUE**

BWMA Assessment	<b>684,360</b>	<b>685,060</b>
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**EXPENSES**

Electricity	2,500	2,750
Water & Sewer	900	1,200
Telephone	900	900
Janitorial Supplies	1,000	1,000
Repair/Maint./Replacements	1,000	1,000
Alarm Monit./Fire Inspections	1,000	1,000
Pest Control	600	600
General Insurance	1,650	1,800
Contingency	1,000	1,000
AMR Contract	631,210	631,210
Rent w/ tax	42,600	42,600

<b>684,360</b>	<b>685,060</b>
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**NET REVENUE**

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BOCA WEST MASTER ASSOCIATION, INC.  
ANNUAL AMR ASSESSMENT  
ADOPTED BUDGET FY 2023  
(October 2022- September 2023)  
\$196.18  
\$16.35 per month  
PER UNIT

ASSOCIATION	AMR ASSMT	# OF UNITS	10/1/22 - 9/30/23 MONTHLY AMT.
AKOYA	22,168.32	113	1,847.36
ARBOR LAKE	9,024.27	46	752.02
BAY WOOD	13,928.77	71	1,160.73
BOCA WEST CLUB, INC.	196.18	1	16.35
BRIDGEWOOD MIDRISE I	22,364.50	114	1,863.71
BRIDGEWOOD MIDRISE II	14,909.67	76	1,242.47
BRIDGEWOOD TOWNHOUSE I	14,713.49	75	1,226.12
BRIDGEWOOD TOWNHOUSE II	8,239.55	42	686.63
BRIDGEWOOD TOWNHOUSE III	8,435.73	43	702.98
BRIDGEWOOD VILLAS	3,923.60	20	326.97
BROOKWOOD	8,631.91	44	719.33
CEDAR GLEN	9,808.99	50	817.42
CEDARWOOD	6,473.93	33	539.49
CHAPEL CREEK	7,258.65	37	604.89
CHARTER CAY	10,201.35	52	850.11
CLUBSIDE	21,187.42	108	1,765.62
COURTSIDE	9,416.63	48	784.72
COVE, THE	14,909.67	76	1,242.47
CYPRESS POINT	10,005.17	51	833.76
CYPRESS WALK	8,435.73	43	702.98
FAIRWAY OAKS	6,670.11	34	555.84
FAIRWAY POINT I	5,885.40	30	490.45
FAIRWAY POINT II	11,574.61	59	964.55
ISLAND COURT	7,847.19	40	653.93
ISLAND, THE	2,354.16	12	196.18
LAKEWOOD GARDEN I	5,493.04	28	457.75
LAKEWOOD GARDEN II	5,885.40	30	490.45
LAKEWOOD GARDEN III	7,062.47	36	588.54
LAKEWOOD MIDRISE CONDO I	18,048.55	92	1,504.05
LAKEWOOD MIDRISE CONDO II	7,651.01	39	637.58
LAKEWOOD MIDRISE CONDO III	27,072.82	138	2,256.07
LAKEWOOD MIDRISE CONDO IV	16,675.29	85	1,389.61
LAUREL OAKS I-III	31,781.13	162	2,648.43
LAUREL OAKS IV	7,454.83	38	621.24
MAHOGANY BEND	7,651.01	39	637.58
OAKBROOK	8,239.55	42	686.63
PEPPERTREE I	13,732.59	70	1,144.38
PEPPERTREE II	12,947.87	66	1,078.99
PEPPERTREE III	14,124.95	72	1,177.08
PINELAKE	12,555.51	64	1,046.29
PLANTATION COLONY	23,541.58	120	1,961.80
PLANTERS POINT	9,416.63	48	784.72
QUAIL HOLLOW	12,751.69	65	1,062.64
SABAL LAKE	9,024.27	46	752.02
SABAL LAKE WEST	12,163.15	62	1,013.60
THE POINTE	6,473.93	33	539.49
WATERS BEND	10,593.71	54	882.81
WATERS EDGE	15,890.57	81	1,324.21
WATERS REACH	10,593.71	54	882.81
WEDGEWOOD	8,435.73	43	702.98
WILLOW WOOD GARDENS	26,288.10	134	2,190.67
WILLOW WOOD MIDRISE CONDO I	18,048.55	92	1,504.05
WILLOW WOOD MIDRISE CONDO II	18,048.55	92	1,504.05
WILLOW WOOD MIDRISE CONDO III	18,048.55	92	1,504.05
WIND KEY	6,081.58	31	506.80
WOODBIDGE	10,593.71	54	882.81
WOODCREST	14,124.95	72	1,177.08
<b>MEMBER ASSOCIATIONS</b>	<b>685,060</b>	<b>3,492</b>	<b>57,088</b>

**DEFERRED CABLE COMMISSION  
ADOPTED BUDGET FY 2023**

<b>Adopted Budget FY 2022</b>	<b>Adopted Budget FY 2023</b>
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78,748	78,748
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**Hotwire Commission Breakdown**

# of Units	3,492
Commission Per Unit	\$300
Total Commission	\$1,047,600
Less: FY 2017	-\$75,500
Less: FY 2018	-\$71,975
Less: FY 2019	-\$78,748
Less: FY 2020	-\$78,748
Less: FY 2021	-\$78,748
Less: FY 2022	-\$78,748
Less: FY 2023	-\$78,748
	<b>\$506,385</b>

Per Year Revenue <i>(6 yrs remaining)</i>	84,398
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BOCA WEST MASTER ASSOCIATION, INC.  
SECURITY DEPARTMENT  
ADOPTED BUDGET FY 2023  
October 1, 2022 - September 30, 2023

DESCRIPTION	ADOPTED	ADOPTED	BUDGET	BUDGET	BUDGET	BUDGET
	BUDGET	BUDGET	FY 2022	FY 2023	VAR. \$	VAR %
WAGES	1,648,544	1,927,880			279,337	16.94%
OVERTIME	90,000	100,000			10,000	11.11%
BONUS & INCENTIVES	32,000	32,000			0	0.00%
401K COMPANY CONTRIBUTION	12,635	18,279			5,644	44.67%
PAYROLL TAXES	128,586	150,375			21,788	16.94%
EMPLOYEE BENEFITS	204,853	254,772			49,919	24.37%
EMPLOYEE-BENEFITS-ANNUITY	-	1,000			1,000	100.00%
<b>PAYROLL RELATED COSTS:</b>	<b>2,116,618</b>	<b>2,484,306</b>			<b>367,688</b>	<b>17.37%</b>

UNIFORMS & ACCESSORIES	14,000	14,000			0	0.00%
GATEHOUSE PROVISIONS	9,000	10,000			1,000	11.11%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	4,000	4,000			0	0.00%
PBSO CONTRACT SERVICES	596,401	614,293			17,892	3.00%
ALLOCATION OF DEFERRED CREDITS	(221,000)	(221,000)			0	0.00%
SECURITY SOFTWARE LEASE	32,128	34,000			1,872	5.83%
COMPUTER SYSTEM MAINTENANCE/REPL.	10,821	12,000			1,179	10.90%
RADIO MAINT./REPLACEMENT/RE-PROGRAMM.	2,000	2,000			0	0.00%
OFFICE & COPIER EXPENSES	5,000	6,000			1,000	20.00%
UTILITIES-ELECTRICITY	11,000	12,100			1,100	10.00%
UTILITIES-WATER & SEWER	2,000	2,000			0	0.00%
UTILITIES-TELEPHONE/INTERNET	8,000	8,500			500	6.25%
JANITORIAL SUPPLIES	6,000	6,000			0	0.00%



BOCA WEST MASTER ASSOCIATION, INC.  
SECURITY DEPARTMENT  
ADOPTED BUDGET FY 2023  
October 1, 2022 - September 30, 2023

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2022	FY 2023	FY 2022	FY 2023				
REPAIR & MAINTENANCE-GATE HOUSES	5,000	5,000	5,000	0	0	0.00%		
REPAIR & MAINTENANCE - GATES/CCTV	25,000	30,000	30,000	5,000	5,000	20.00%		
REP/MAINT-PLUMBING/ELECTRICAL/ A/C	10,000	7,500	7,500	-2,500	-2,500	-25.00%		
REPAIR & MAINTENANCE-PAINTING/PRESSURE CLEANING	5,000	7,500	7,500	2,500	2,500	50.00%		
VEHICLE MAINTENANCE	5,000	6,500	6,500	1,500	1,500	30.00%		
VEHICLE PAYMENTS	15,233	18,612	18,612	3,379	3,379	22.18%		
VEHICLE FLEET GAS	15,000	30,000	30,000	15,000	15,000	100.00%		
ALARM MONITORING/FIRE INSPECTION	500	500	500	0	0	0.00%		
PEST CONTROL	750	750	750	0	0	0.00%		
SECURITY EQUIPMENT/STORM PREP/MISC.	5,000	5,000	5,000	0	0	0.00%		
CONTINGENCY	3,000	3,000	3,000	0	0	0.00%		
<b>OTHER OPERATING COSTS:</b>	<b>568,834</b>	<b>618,255</b>	<b>618,255</b>	<b>49,421</b>	<b>49,421</b>	<b>8.69%</b>		
<b>TOTAL:</b>	<b>2,685,451</b>	<b>3,102,561</b>	<b>3,102,561</b>	<b>417,110</b>	<b>417,110</b>	<b>15.53%</b>		

BOCA WEST MASTER ASSOCIATION, INC.  
 LANDSCAPE/MAINTENANCE  
 ADOPTED BUDGET FY 2023  
 October 1, 2022- September 30, 2023

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2022	FY 2023	FY 2022	FY 2023				
WAGES	1,446,003	1,718,706			272,703		18.86%	
OVERTIME	3,500	3,500			0		0.00%	
BONUS & INCENTIVES	30,525	34,500			3,975		13.02%	
401K COMPANY CONTRIBUTION	25,633	31,863			6,230		24.30%	
PAYROLL TAXES	112,788	134,059			21,271		18.86%	
EMPLOYEE BENEFITS-HEALTH	191,512	233,235			41,723		21.79%	
EMPLOYEE BENEFITS-ANNUITY	966	966			0		0.00%	

<b>PAYROLL RELATED COSTS:</b>	<b>1,810,927</b>	<b>2,156,829</b>	<b>345,902</b>	<b>19.10%</b>
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UNIFORMS & ACCESSORIES	17,000	17,000	0	0.00%
OFFICE PROVISIONS	4,000	5,000	1,000	25.00%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	4,000	4,000	0	0.00%
COMPUTER SYSTEM MAINTENANCE	10,821	12,000	1,179	10.90%
RADIO MAINT./REPLACEMENT/RE-PROGRAMM.	1,000	1,000	0	0.00%
OFFICE AND COPIER EXPENSES	8,000	8,800	800	10.00%
ELECTRICITY-L/M BUILDING	6,700	7,370	670	10.00%
ELECTRICITY-LAKE PUMP/FOUNT./WATERFALL	62,000	68,200	6,200	10.00%
ELECTRICITY-IRR. PUMP STATION	50,000	55,000	5,000	10.00%
UTILITIES-WATER & SEWER	3,500	3,500	0	0.00%
UTILITIES-TELEPHONE	3,500	3,500	0	0.00%

**BOCA WEST MASTER ASSOCIATION, INC.**  
**LANDSCAPE/MAINTENANCE**  
**ADOPTED BUDGET FY 2023**  
**October 1, 2022- September 30, 2023**

DESCRIPTION	ADOPTED		ADOPTED		BUDGET		BUDGET	
	BUDGET		BUDGET		VAR. \$		VAR %	
	FY 2022	FY 2023	FY 2022	FY 2023				
TRASH DISPOSAL/REMOVAL	70,000	80,000	10,000	14.29%				
ELECTRICITY-STREET LIGHTS	149,000	163,900	14,900	10.00%				
JANITORIAL SUPPLIES	10,000	15,000	5,000	50.00%				
JANITORIAL CONTRACT	28,627	28,947	320	1.12%				
REPAIR/MAINT- HARDWARE/OTHER	12,000	15,000	3,000	25.00%				
REPAIR/MAINT-LAKE PUMP/FOUNTAIN	27,500	33,000	5,500	20.00%				
REPAIR/ MAINT-PLUMB/ELECT/A/C	6,000	7,500	1,500	25.00%				
REPAIR/MAINT-BUILDING	6,000	7,500	1,500	25.00%				
REPAIR-PAINTING/PRESSURE CLEANING	10,000	12,000	2,000	20.00%				
WATERFALL/FOUNT. TREATMENT	6,000	6,600	600	10.00%				
REPAIR/MAINT-ROADS & PATHS	52,000	65,000	13,000	25.00%				
LAKE MAINTENANCE-CONTRACT	267,060	287,090	20,030	7.50%				
LAKE MAINTENANCE-NC	20,000	21,500	1,500	7.50%				
REPAIR/REPLACEMENT-SIGNS	10,000	13,000	3,000	30.00%				
REPAIR/MAINT-MOWERS/EQUIPMENT	36,000	45,000	9,000	25.00%				
REPAIR/MAINT-LANDSCAPE LIGHTING	8,000	10,000	2,000	25.00%				
HERBICIDES/INSECTICIDES	20,000	30,000	10,000	50.00%				
FERTILIZERS	30,000	40,000	10,000	33.33%				
PLANTS/SEED/SOD	100,000	110,000	10,000	10.00%				
IRRIGATION	45,000	58,500	13,500	30.00%				
TREE PRUNING/NATURE PRESERVE	175,000	201,250	26,250	15.00%				

BOCA WEST MASTER ASSOCIATION, INC.  
LANDSCAPE/MAINTENANCE  
ADOPTED BUDGET FY 2023  
October 1, 2022- September 30, 2023

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2022	FY 2023	FY 2022	FY 2023				
GROUND SUPPLIES	34,000	41,500			7,500			22.06%
REPAIR/MAINT.-FENCING/AWNINGS	0	2,500			2,500			0.00%
VEHICLE MAINTENANCE	12,000	12,000			0			0.00%
VEHICLE LEASE/PAYMENTS	4,980	0			-4,980			-100.00%
VEHICLE FUEL	25,000	37,500			12,500			50.00%
DIESEL FUEL	20,000	40,000			20,000			100.00%
ALARM MONITORING/FIRE INSPECTION	2,200	2,200			0			0.00%
PEST CONTROL	4,000	4,000			0			0.00%
IGUANA PROGRAM	50,000	50,000			0			0.00%
ALGAE CONTROL	134,000	144,050			10,050			7.50%
TOOLS/SMALL EQUIPMENT	20,000	20,000			0			0.00%
SAFETY EQUIPMENT	7,000	7,000			0			0.00%
RECLAIMED WATER EXPENSE	90,000	90,000			0			0.00%
CONTINGENCY	5,000	6,500			1,500			30.00%
ALLOCATION OF DEFERRED CREDITS	-239,000	-239,000			0			0.00%
<b>OTHER OPERATING COSTS:</b>	<b>1,427,888</b>	<b>1,654,406</b>			<b>226,518</b>			<b>15.86%</b>
<b>TOTAL:</b>	<b>3,238,815</b>	<b>3,811,235</b>			<b>572,420</b>			<b>17.67%</b>

**BOCA WEST MASTER ASSOCIATION, INC.  
GENERAL/ADMINISTRATION DEPARTMENT**

**ADOPTED BUDGET FY 2023**

October 1, 2022-September 30, 2023

	<b>ADOPTED</b>	<b>ADOPTED</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>
<b>DESCRIPTION</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>VAR. \$</b>	<b>VAR. \$</b>	<b>VAR %</b>
	<b>FY 2022</b>	<b>FY 2023</b>			

WAGES	512,377	663,000	150,623	29.40%
BONUS & INCENTIVES	32,000	45,250	13,250	41.41%
401K COMPANY CONTRIBUTION	10,248	12,000	1,752	17.10%
PAYROLL TAXES	39,965	51,714	11,749	29.40%
EMPLOYEE BENEFITS-HEALTH	58,286	79,472	21,186	36.35%
EMPLOYEE BENEFITS-ANNUITY	2,000	2,000	0	0.00%
<b>PAYROLL COSTS:</b>	<b>654,876</b>	<b>853,436</b>	<b>198,560</b>	<b>30.32%</b>

OFFICE PROVISIONS	2,700	3,000	300	11.11%
MEETING EXPENSE	10,000	20,000	10,000	100.00%
DUES/LICENSES/SCREENING/CONTINUING ED.	12,000	4,000	-8,000	-66.67%
PROFESSIONAL FEES - LEGAL	75,000	75,000	0	0.00%
ANNUAL AUDIT/TAX PREPARATION	16,500	16,500	0	0.00%
PAYROLL RELATED SERVICES	11,000	15,000	4,000	36.36%
401(K) ADMINISTRATION FEE	2,500	4,000	1,500	60.00%
CONSULTANT FEES	-	-	0	
COMPUTER MAINTENANCE/WEBSITE	24,000	26,000	2,000	8.33%
OFFICE & COPIER EXPENSES	15,000	15,000	0	0.00%
POSTAGE/LEASE PAYMENTS	5,000	5,500	500	10.00%
NEWSLETTER & POSTAGE	25,000	50,000	25,000	100.00%
UTILITIES-ELECTRICITY	25,000	27,500	2,500	10.00%
UTILITIES-WATER & SEWER	1,500	1,500	0	0.00%

**BOCA WEST MASTER ASSOCIATION, INC.  
GENERAL/ADMINISTRATION DEPARTMENT  
ADOPTED BUDGET FY 2023  
October 1, 2022-September 30, 2023**

<u>DESCRIPTION</u>	ADOPTED BUDGET FY 2022	ADOPTED BUDGET FY 2023	BUDGET VAR. \$	BUDGET VAR %
UTILITIES-TELEPHONE	4,500	5,500	1,000	22.22%
TRASH DISPOSAL/REMOVAL	14,000	14,000	0	0.00%
JANITORIAL SUPPLIES	5,000	5,000	0	0.00%
REPAIR/MAINT.-PLUMB./ELECT./AIR COND.	5,000	5,000	0	0.00%
REPAIR/MAINT.-BLDG.REPAIRS/CLEANING/PAINTING	7,500	9,000	1,500	20.00%
VEHICLE MAINTENANCE	500	1,250	750	150.00%
VEHICLE LEASE PAYMENTS	8,352	8,352	0	0.00%
VEHICLE FUEL	3,750	7,500	3,750	100.00%
ALARM MONITORING/FIRE INSPECTION	1,500	1,500	0	0.00%
PEST CONTROL	2,000	2,000	0	0.00%
HOLIDAY LIGHTS CONTRACT	78,000	78,000	0	0.00%
GENERAL INSURANCE	216,110	239,103	22,993	10.64%
WORKERS' COMPENSATION INSURANCE	78,326	90,523	12,197	15.57%
AUTOMOBILE INSURANCE	40,398	52,792	12,394	30.68%
JOINT VENTURE EXPENSES	767,000	250,000	-517,000	-67.41%
CONTINGENCY	6,000	256,000	250,000	4166.67%
BAD DEBTS	5,124	4,032	-1,092	
TAXES/LICENSES/FEES	3,500	5,000	1,500	42.86%
INTEREST-PPP LOAN	-	-	0	
DEPRECIATION	-	-	0	0.00%
<b>OTHER OPERATING COSTS:</b>	<b>1,471,760</b>	<b>1,297,552</b>	<b>(174,208)</b>	<b>-11.84%</b>
<b>TOTAL OPERATING COSTS:</b>	<b>2,126,636</b>	<b>2,150,988</b>	<b>24,352</b>	<b>1.15%</b>

**BOCA WEST MASTER ASSOCIATION  
ADOPTED BUDGET FY 2023**

	<b>Estimated Replacement Cost</b>	<b>Balance to Fund</b>	<b>Adopted Budget FY 2023</b>
<b>Berthas/Lake Pump/Irrigation Stations</b>	363,000	84,010	6,001
Butler Bldgs.	48,000	0	0
Culverts	1,000,000	728,502	50,000
Fuel Tank Island Equipment	124,500	76,637	9,580
Outfall Structures	75,000	0	0
<b>General</b>	675,000	0	0
<b>Lake Bank Restoration</b>	750,000	208,788	150,000
<i>(Club contribution)</i>			<i>(40,000)</i>
<b>Maintenance Building Replacement &amp; Roof</b>	397,750	171,450	42,863
Generators	185,500	148,440	
Maintenance Equipment	100,000	93,850	93,850
Vehicles	50,000	31,450	
<b>Nature Preserve Boardwalk</b>	57,050	0	0
Playground/Sport Court	266,500	224,034	14,936
<b>Road Paving/Pavers</b>			
Pavers (Roadways/Walks/Paths)-Replace	240,250	70,003	
Asphalt -Seal/Repair (misc. parking lots)	171,000	114,000	57,000
Asphalt-Resurface	52,250	49,500	2,750
Asphalt (Maint. Lot/Roads)-Resurface	1,281,500	1,214,053	71,415
Asphalt (Path)-Repair/Resurface	430,500	387,450	64,575
<b>Signage</b>	231,250	188,558	25,000
<b>Storm Prep &amp; Recovery</b>	575,000	0	
<b>Street Lights/FPL</b>	1,000,000	382,479	
<b>Other: Barrier Gates/Painting/Roof Repl/Security Cameras</b>			
Fencing/Fountain/Windows/Elevator/remodel	389,400	362,544	14,502
Barrier Gates	98,450	45,634	5,704
Painting-Common Areas	140,950	39,500	6,583
Roof Replacement-Admin Bldg./Gate Houses	109,000	69,705	4,357
Air Conditioning Equipment	66,100	56,658	5,666
Security-Cameras/DVD/Tag Readers	90,000	73,137	25,000
	<b>8,967,950</b>	<b>4,820,383</b>	<b>609,780</b>