



BOCA WEST
MASTER ASSOCIATION

ADOPTED BUDGET

FISCAL YEAR 2023/2024

October 1, 2023-September 30, 2024

AUGUST 30, 2023



BOCA WEST

MASTER ASSOCIATION

August 30, 2023

Dear Village/Association Presidents, Representatives and Managers:

The 2023/2024 BWMA Budget was duly adopted by the BWMA Board at the BWMA Board Meeting held on August 30, 2023.

Before being adopted by our Board, our Budget, which had been carefully prepared by Master Association management and staff, was reviewed by our Finance Committee and our Board, was circulated for comment to our Village Presidents, Representatives and Managers, and was, in the process, amended where necessary.

Copies of the Budget, a summary of the latest property assessments from Palm Beach County, and the payment coupons will be emailed to all of you in September.

The new Maintenance Assessments will be due on October 1, 2023.

The Budget will be posted on the BWMA website at www.bocawestmaster.com and hard copies are available at the BWMA office.

Please call or email Michael Eustace, our Executive Director, at 561-451-8605 or meustace@bocawestmaster.com, should you have questions or need clarification.

Sincerely,

Murray Perelman
Treasurer, BWMA Board of Directors

Elaine Wittlin, President, BWMA Board of Directors

BOCA WEST MASTER ASSOCIATION, INC.
ADOPTED BUDGET FY 2024
(October 1, 2023- September 30, 2024)
SUMMARY

<u>DESCRIPTION</u>	ADOPTED BUDGET FY 2023	ADOPTED BUDGET FY 2024	BUDGET VARIANCE FY'24 TO FY'23	BUDGET % CHANGE
REVENUE:				
GLADES MEDIAN	28,340	29,595	1,255	4.43%
TRANSPONDER REVENUE	80,000	45,000	(35,000)	-43.75%
INTEREST INCOME	7,500	63,000	55,500	740.00%
OAKBROOK SECURITY	227,815	233,724	5,909	2.59%
ISLAND SECURITY	148,171	160,267	12,096	8.16%
WEDGEWOOD SECURITY	215,758	152,268	(63,490)	-29.43%
ASSESSMENT ROLLS	7,548,067	7,216,722	(331,345)	-4.39%
MISCELLANEOUS	55,000	43,750	(11,250)	-20.45%
CELL TOWER REVENUE	44,000	44,000	-	0.00%
CABLE ASSESSMENT	4,775,585	4,966,751	191,166	4.00%
CABLE ROYALTY	250,000	250,000	-	0.00%
RENTAL INCOME	141,866	94,404	(47,462)	-33.46%
ALARM MONITORING ROYALTY	45,000	45,000	-	0.00%
EMERGENCY MEDICAL SERV. ASSESSMENT	685,060	894,580	209,520	30.58%
DEFERRED CABLE COMMISSION	78,748	78,748	-	0.00%
HOT WIRE DOOR FEE	1,047,600	1,047,600	-	0.00%
TOTAL REVENUE:	15,378,510	15,365,409	(13,101)	-0.09%

<u>EXPENSES:</u>	ADOPTED BUDGET FY 2023	ADOPTED BUDGET FY 2024	BUDGET VARIANCE FY'24 TO FY'23	BUDGET % CHANGE
SECURITY	3,102,561	3,224,918	122,357	3.94%
LANDSCAPE & MAINTENANCE	3,811,236	3,936,747	125,511	3.29%
GENERAL & ADMINISTRATION	1,896,956	1,798,149	(98,807)	-5.21%
JOINT VENTURE/CONTINGENCY	250,000	250,000	-	0.00%
BAD DEBTS	4,032	1,764	(2,268)	-56.25%
EMERGENCY MEDICAL SERVICES	685,060	894,580	209,520	30.58%
TRANSPONDER EXPENSES	30,000	30,000	-	0.00%
CABLE EXPENSE	4,775,585	4,966,751	191,166	4.00%
CABLEVISION COMMISSION	12,500	12,500	-	0.00%
LONG TERM DEBT REPAYMENT (PRINCIPAL)	50,800	-	(50,800)	-100.00%
LONG TERM DEBT REPAYMENT (INTEREST)	150,000	-	(150,000)	-100.00%
CAPITAL CONTRIBUTION		250,000	250,000	
TOTAL OPERATING EXPENSES:	14,768,730	15,365,409	596,679	4.04%

TOTAL RESERVES	609,781	-	(609,781)	-100.00%
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TOTAL EXPENSES	15,378,510	15,365,409	(13,101)	-0.09%
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ENDING BALANCE	-	-	-	-
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**GLADES ROAD MEDIAN MAINTENANCE
ADOPTED BUDGET FY 2024**

COSTING BASE:

Used Actual CPI (May 2023) 4.00% Increase Eff 1/1/24-12/31/24

	Adopted Budget FY 2023	Adopted Budget FY 2024	Variance
Boca Corp Centre Assoc. LTD.	4,382	4,576	194
Via Verde HOA	23,958	25,019	1,061
Total Budgeted Revenue	28,340	29,595	1,255

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 2024**

	Adopted Budget FY 2023	Adopted Budget FY 2024	Variance
Transponders @\$53 & \$35	80,000	45,000	(35,000)
Maintenance Expenses	(30,000)	(30,000)	-
Net Revenue	50,000	15,000	(35,000)

**INTEREST INCOME
ADOPTED BUDGET FY 2024**

	Adopted Budget FY 2023	Adopted Budget FY 2024	Variance
Operating Interest	7,500	63,000	55,500

WEDGEWOOD
ADOPTED BUDGET FY 2024
(October 1, 2023-September 30, 2024)

OFFICER	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
Base Wages				
Ellis	21.72	22.48	2,080	46,758
Seraphin	18.40	19.04	2,080	39,603
Relief	17.00	17.00	1,680	28,560
TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR			5,840	114,922 (1)
Holiday (8 per year)				
Ellis	25.50		64	1,632
Seraphin	25.50		64	1,632
Total Holiday Wages			128	3,264 (2)
Paid Time Off (PTO)				
Ellis	25.50		176	4,488
Seraphin	25.50		168	4,284
Total PTO			344	8,772 (3)
Total Wages				126,958
Payroll Taxes-7.8% of total wages				9,903 (4)
Health/Life Insurance				Annual
Ellis	32.70			392
Seraphin	737.86			8,854
Total Employee Benefits				9,247 (5)

Annual Security Gate Staffing Expenses	
Wages	114,922 (1)
Holiday	3,264 (2)
PTO	8,772 (3)
Bonus	750
Payroll Tax	9,903 (4)
Employee Benefits	9,247 (5)
401(k)	594
Work.Comp.Ins.	1,700
Uniforms	667
Provisions	1,200
	151,018
	1,250
	Management Fee
	Adopted FY 2024 Assessment
	152,268
	Revised FY 2023 Assessment
	153,146
	(878)
	-0.57%

Notes:
Wages Per, President of Wedgewood
Proposed FY 2024
Bonus 7.8% of total wages
Payroll Taxes Est. 12.5% increase for medical/10% other benefits
Employee Benefits Max. 2% of FY 2024 annual wages
401(k) Based on estimated premium (68K).
Work.Comp.Ins. \$166.75/qr.
Uniforms \$100/mo.
Provisions

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

	<u>2023</u>	<u>2024</u>	<u>INCREASE (DECREASE)</u>	<u>PERCENTAGE</u>
ASSESSED VALUE	822,661,856	945,016,590	122,354,734	14.87%
REGULAR MAINTENANCE ASSESSMENT	7,548,067	7,216,722	(331,345)	-4.39%
MILLAGE RATE	9.1752	7.6366	-1.5386	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)			2024 ASSESSMENT (BOWMA)			TOTAL 2023	TOTAL 2024	VARIANCE	% CHANGE	ASSOCIATION PER MONTH 10/22 - 9/23	ASSOCIATION PER MONTH 10/23 - 9/24	ASSOCIATION PER MONTH VARIANCE
	2021	2022	2023	2022	2023	2024							
1 AKOYA	192,710,594	213,931,958	212,221,364	11.01%	21,221,364	1,633,715	1,768,154	-134,439	-7.60%	147,346.13	136,142.89	-11,203.24	
2 ARBOR LAKE	986,353	1,998,811	1,012,458	102.65%	1,012,458	9,050	9,050	6,214	68.67%	754.16	1,272.01	517.85	
3 BAY WOOD	20,605,163	22,888,118	2,282,955	11.08%	2,282,955	174,788	189,056	-14,268	-7.55%	15,754.67	14,565.63	-1,189.03	
4 BOCA WEST CLUB, INC.	62,567,772	68,830,755	6,262,983	10.01%	6,262,983	525,634	574,070	-48,437	-8.44%	47,839.19	43,802.80	-4,036.40	
5 BRIDGEWOOD MIDRISE I	3,672,038	5,104,004	1,431,966	39.00%	1,431,966	38,977	33,692	5,286	15.69%	2,807.63	3,248.11	440.47	
6 BRIDGEWOOD MIDRISE II	2,468,191	3,781,571	1,313,380	53.21%	1,313,380	22,878	22,646	2,322	17.52%	1,887.17	2,406.53	519.36	
7 BRIDGEWOOD TOWNHOUSE I	1,754,908	3,988,499	2,233,591	127.28%	2,233,591	16,102	30,459	14,357	89.17%	1,341.80	2,538.22	1,196.42	
8 BRIDGEWOOD TOWNHOUSE II	887,281	1,588,608	701,327	79.04%	701,327	8,141	8,141	3,991	49.02%	678.41	1,010.96	332.55	
9 BRIDGEWOOD TOWNHOUSE III	745,502	1,382,227	636,725	85.41%	636,725	6,840	6,840	3,715	54.32%	570.01	879.63	309.62	
10 BRIDGEWOOD VILLAS	1,015,979	1,164,867	148,888	14.65%	148,888	8,896	9,322	-426	-4.57%	776.82	741.30	-35.51	
11 BROOKWOOD	2,094,374	2,410,866	316,492	15.11%	316,492	18,411	19,216	-805	-4.19%	1,601.35	1,534.24	-67.12	
12 CEDAR GLEN	22,543,682	24,661,297	2,117,615	9.39%	2,117,615	206,842	206,842	-18,514	-8.95%	17,236.85	15,694.06	-1,542.80	
13 CEDARWOOD	8,062,222	10,755,764	2,693,542	33.41%	2,693,542	82,138	73,972	8,165	11.04%	6,164.36	6,844.80	680.44	
14 CHAPEL CREEK	18,756,915	21,694,775	2,937,860	15.66%	2,937,860	165,675	172,098	-6,423	-3.73%	14,341.50	13,806.21	-535.29	
15 CHARTER CAY	9,599,732	10,886,199	1,286,467	13.40%	1,286,467	88,079	88,079	-4,946	-5.61%	7,339.94	6,927.80	-412.13	
16 CLUBSIDE	22,617,699	25,010,429	2,392,730	10.58%	2,392,730	190,995	207,521	-16,526	-7.96%	17,293.45	15,916.24	-1,377.21	
17 COURTSIDE	1,107,688	1,653,922	546,234	49.31%	546,234	10,163	10,163	2,467	24.27%	846.94	1,052.53	205.59	
18 COVE, THE	6,410,436	7,303,621	893,185	13.93%	893,185	58,817	58,817	-3,042	-5.17%	4,901.41	4,647.91	-253.50	
19 CYPRESS POINT	15,631,275	17,285,567	1,654,292	10.58%	1,654,292	143,420	143,420	-11,417	-7.96%	11,951.64	11,000.26	-951.38	
20 CYPRESS WALK	15,900,196	17,212,874	1,312,678	8.26%	1,312,678	131,448	145,887	-14,439	-9.90%	12,157.26	10,954.00	-1,203.26	
21 FAIRWAY OAKS	9,566,441	10,758,975	1,192,534	12.47%	1,192,534	82,162	87,774	-5,612	-6.39%	7,314.48	6,846.84	-467.64	
22 FAIRWAY POINT I	12,896,406	14,631,907	1,735,501	13.46%	1,735,501	111,738	118,327	-6,589	-5.57%	9,860.57	9,311.51	-549.05	
23 FAIRWAY POINT II	23,859,004	26,339,367	2,480,363	10.40%	2,480,363	201,143	218,911	-17,767	-8.12%	18,242.55	16,761.95	-1,480.59	
24 ISLAND COURT	18,136,512	20,043,956	1,907,444	10.52%	1,907,444	166,406	166,406	-13,338	-8.02%	13,867.14	12,755.65	-1,111.49	
25 ISLAND, THE	17,730,510	24,753,360	7,022,850	39.61%	7,022,850	162,681	162,681	26,351	16.20%	13,556.71	15,752.64	2,195.93	
26 LAKEWOOD GARDEN I	1,517,895	2,544,067	1,026,172	67.60%	1,026,172	13,927	19,428	5,501	39.50%	1,160.58	1,619.00	458.42	
27 LAKEWOOD GARDEN II	1,715,462	2,096,350	380,888	22.20%	380,888	15,740	15,740	269	1.71%	1,311.64	1,334.08	22.44	
28 LAKEWOOD GARDEN III	2,370,994	2,765,475	394,481	16.64%	394,481	21,754	21,754	-635	-2.92%	1,812.86	1,759.90	-52.95	
29 LAKEWOOD MIDRISE CONDO I	3,737,475	5,603,515	1,866,040	49.93%	1,866,040	34,292	34,292	8,500	24.79%	2,857.67	3,565.99	708.32	
30 LAKEWOOD MIDRISE CONDO II	1,959,179	2,364,779	405,600	20.70%	405,600	17,976	18,059	83	0.46%	1,497.98	1,504.91	6.92	
31 LAKEWOOD MIDRISE CONDO III	4,579,609	7,430,112	2,850,503	62.24%	2,850,503	42,019	42,019	14,722	35.04%	3,501.56	4,728.40	1,226.85	
32 LAKEWOOD MIDRISE CONDO IV	3,544,553	4,869,432	1,324,879	37.38%	1,324,879	32,522	32,522	4,664	14.34%	2,710.16	3,098.83	388.67	
33 LAUREL OAKS I-III	21,729,201	25,500,178	3,770,977	17.35%	3,770,977	199,369	194,735	-4,634	-2.32%	16,614.10	16,227.91	-386.20	
34 LAUREL OAKS IV	5,290,356	6,554,807	1,264,451	23.90%	1,264,451	48,540	50,056	-1,517	-3.12%	4,045.00	4,171.37	126.38	
35 MAHOGANY BEND	24,978,957	28,284,032	3,305,075	13.23%	3,305,075	229,186	229,186	-13,192	-5.76%	19,098.86	17,999.51	-1,099.35	
36 OAKBROOK	38,411,292	40,596,236	2,184,944	5.69%	2,184,944	352,430	352,430	-42,413	-12.03%	29,369.20	25,834.80	-3,534.40	
37 PEPPERTREE I	12,507,304	15,234,731	2,727,427	21.81%	2,727,427	114,757	114,757	1,585	1.38%	9,563.06	9,695.14	132.08	
38 PEPPERTREE II	11,612,860	12,775,794	1,162,612	10.01%	1,162,612	106,550	106,550	-8,989	-8.44%	8,879.17	8,130.11	-749.06	
39 PEPPERTREE III	13,291,170	16,937,794	3,646,624	27.44%	3,646,624	121,949	121,949	7,398	6.07%	10,162.40	10,778.94	616.54	
40 PINELAKE	1,382,625	2,100,112	717,487	51.89%	717,487	12,686	12,686	3,352	26.42%	1,057.15	1,336.48	279.33	
41 PLANTATION COLONY	5,154,080	7,047,025	1,892,945	36.73%	1,892,945	47,290	47,290	53,815	13.80%	3,940.80	4,484.61	543.82	
42 PLANTERS POINT	21,138,213	23,196,914	2,058,701	9.74%	2,058,701	193,947	193,947	-16,801	-8.66%	16,162.23	14,762.15	-1,400.09	
43 QUAIL HOLLOW	3,861,840	4,519,510	657,670	17.03%	657,670	35,433	35,433	-919	-2.59%	2,952.76	2,876.14	-76.61	
44 RAPPOCA, LLC	979,421	1,031,058	51,637	5.27%	51,637	8,986	8,986	7,874	-12.38%	748.86	656.15	-92.71	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)			2024 ASSESSMENT (BWWMA)			ASSOCIATION PER MONTH 10/22 - 9/23	ASSOCIATION PER MONTH 10/23 - 9/24	ASSOCIATION PER MONTH VARIANCE
	2021	2022	2023	2024	TOTAL 2024	% CHANGE			
45 SABAL LAKE	2,010,974	2,651,239	18,451	20,246	1,795	9.73%	1,537.59	1,687.21	149.62
46 SABAL LAKE WEST	2,793,215	3,587,797	25,628	27,399	1,770	6.91%	2,135.69	2,283.22	147.53
47 THE POINTE	14,433,463	16,019,760	132,430	122,337	-10,093	-7.62%	11,035.80	10,194.72	-841.08
48 WATERS BEND	10,100,126	11,624,863	92,670	88,775	-3,896	-4.20%	7,722.54	7,397.88	-324.66
49 WATERS EDGE	21,358,316	24,481,772	3,123,456	186,958	-9,009	-4.60%	16,330.53	15,579.81	-750.72
50 WATERS REACH	11,540,735	12,935,980	1,395,245	98,787	-7,101	-6.71%	8,824.02	8,232.25	-591.77
51 WEDGEWOOD	23,700,897	25,270,547	217,460	192,981	-24,479	-11.26%	18,121.66	16,081.77	-2,039.88
52 WILLOW WOOD GARDENS	7,389,699	11,240,569	67,802	85,840	18,038	26.60%	5,650.15	7,153.32	1,503.17
53 WILLOW WOOD MIDRISE CONDO I	3,058,882	4,269,948	28,066	32,608	4,542	16.18%	2,338.81	2,717.33	378.51
54 WILLOW WOOD MIDRISE CONDO II	3,016,984	3,943,351	27,681	30,114	2,432	8.79%	2,306.78	2,509.49	202.71
55 WILLOW WOOD MIDRISE CONDO III	2,966,069	4,332,456	1,366,387	33,085	5,871	21.57%	2,267.85	2,757.11	489.26
56 WIND KEY	13,356,414	14,055,126	122,547	107,333	-15,214	-12.41%	10,212.29	8,944.46	-1,267.83
57 WOODBRIDGE	19,379,798	21,299,313	177,813	162,655	-15,159	-8.52%	14,817.75	13,554.54	-1,263.21
58 WOODCREST	15,466,925	17,789,973	141,912	135,855	-6,057	-4.27%	11,825.98	11,321.26	-504.72
ASSESSMENT TOTAL:	822,661,856	945,016,590	7,548,067	7,216,722	-331,345	-4.39%	629,005.58	601,393.50	-27,612.08
							7,548,067.00	7,216,722.00	

MISCELLANEOUS INCOME
ADOPTED BUDGET FY 2024

Adopted Budget FY 2023	Adopted Budget FY 2024	Variance
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55,000	43,750	(11,250)

**CELL TOWER REVENUE
ADOPTED BUDGET FY 2024**

Adopted Budget FY 2023	Adopted Budget FY 2024	Budget Variance
44,000	44,000	-

**BOCA WEST MASTER ASSOCIATION
ADOPTED BUDGET FY 2024
HOTWIRE**

PER UNIT/PER MONTH

Single Bulk-\$62.09

Double Bulk-\$121.06

<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	121.06	7,505.72
2 Arbor Lake at Boca West Condominium Association, Inc.	46	Double Bulk	121.06	5,568.76
3 Bay Wood at Boca West Property Owners Association, Inc.	71	Double Bulk	121.06	8,595.26
4 Bridgewood Condominium Association, Inc.(combined)	370	Double Bulk	121.06	44,792.20
5 Brookwood of Boca West Condominium Association, Inc.	44	Double Bulk	121.06	5,326.64
6 Cedar Glen in Boca West Homeowners Association, Inc.	50	Double Bulk	121.06	6,053.00
7 Cedarwood Homeowners Association, Inc.	33	Double Bulk	121.06	3,994.98
8 Chapel Creek Property Owners Association, Inc.	37	Double Bulk	121.06	4,479.22
9 Charter Cay Condominium Association, Inc.	52	Double Bulk	121.06	6,295.12
10 Clubside Condominium Association, Inc.	108	Double Bulk	121.06	13,074.48
11 Courtside at Boca West Condominium Association, Inc.	48	Double Bulk	121.06	5,810.88
12 Cove, The, a Condominium Association, Inc.	76	Double Bulk	121.06	9,200.56
13 Cypress Point Homeowners Association, Inc.	51	Double Bulk	121.06	6,174.06
14 Cypress Walk at Boca West Property Owners Association, Inc.	43	Double Bulk	121.06	5,205.58
15 Fairway Oaks Homeowners Association, Inc.	34	Double Bulk	121.06	4,116.04
16 Fairway Point I Condominium Association, Inc.	30	Double Bulk	121.06	3,631.80
17 Fairway Point II Condominium Association, Inc.	59	Double Bulk	121.06	7,142.54
18 Island Court at Boca West Property Owners Association, Inc.	40	Double Bulk	121.06	4,842.40
19 Island, The, at Boca West Homeowners Association, Inc.	12	Double Bulk	121.06	1,452.72
20 Lakewood Gardens I Condominium Association, Inc.	28	Double Bulk	121.06	3,389.68
21 Lakewood Gardens II Condominium Association, Inc.	30	Double Bulk	121.06	3,631.80
22 Lakewood Gardens III Condominium Association, Inc.	36	Double Bulk	121.06	4,358.16
23 Lakewood Midrise I, II, III, IV Condominium Association, Inc.	354	Double Bulk	121.06	42,855.24
24 Laurel Oaks 400 Condominium Association, Inc.	38	Double Bulk	121.06	4,600.28
25 Laurel Oaks Condominium Association, Inc.	162	Double Bulk	121.06	19,611.72
26 Mahogany Bend Homeowners Association, Inc.	39	Double Bulk	121.06	4,721.34
27 Oakbrook Homeowners Association, Inc.	43	Double Bulk	121.06	5,205.58
28 Peppertree I Condominium Association, Inc.	70	Double Bulk	121.06	8,474.20
29 Peppertree II Condominium Association, Inc.	66	Double Bulk	121.06	7,989.96
30 Peppertree III Condominium Association, Inc.	72	Double Bulk	121.06	8,716.32
31 Pinelake Condominium Association, Inc.	64	Double Bulk	121.06	7,747.84

**BOCA WEST MASTER ASSOCIATION
ADOPTED BUDGET FY 2024
HOTWIRE**

PER UNIT/PER MONTH
Single Bulk-\$62.09
Double Bulk-\$121.06

<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>
32 Plantation Colony of Boca West Condominium Association, Inc.	120	Double Bulk	121.06	14,527.20
33 Planters Point at Boca West Property Owners Association, Inc.	48	Double Bulk	121.06	5,810.88
34 Pointe, The Homeowners Association, Inc.	33	Double Bulk	121.06	3,994.98
35 Quail Hollow of Boca West Condominium Association, Inc.	65	Double Bulk	121.06	7,868.90
36 Sabal Lake of Boca West Condominium Association, Inc.	46	Double Bulk	121.06	5,568.76
37 Sabal Lake West of Boca West Condominium Association, Inc.	62	Double Bulk	121.06	7,505.72
38 Waters Bend Homeowners Association, Inc.	54	Double Bulk	121.06	6,537.24
39 Waters Edge Homeowners Association, Inc.	81	Double Bulk	121.06	9,805.86
40 Waters Reach Homeowners Association, Inc.	54	Double Bulk	121.06	6,537.24
41 Wedgewood at Boca West Property Owners Association, Inc.	43	Double Bulk	121.06	5,205.58
42 Willow Wood Gardens Condominium Association, Inc.	134	Double Bulk	121.06	16,222.04
43 Willow Wood Midrise I Condominium Association, Inc.	92	Double Bulk	121.06	11,137.52
44 Willow Wood Midrise II Condominium Association, Inc.	92	Single Bulk	62.09	5,712.28
45 Willow Wood Midrise III Condominium Association, Inc.	92	Double Bulk	121.06	11,137.52
46 Wind Key at Boca West Property Owners Association, Inc.	31	Double Bulk	121.06	3,752.86
47 Woodbridge Homeowners Association, Inc.	54	Double Bulk	121.06	6,537.24
48 Woodcrest Homeowners Association, Inc.	72	Double Bulk	121.06	8,716.32
	3,441			411,142.22

Oct 2023-July 2024

4,111,422.20

Aug/Sept 2024 -4% increase

855,328.36

Annual

4,966,750.56

**CABLE ROYALTY
ADOPTED BUDGET FY 2024**

	Adopted Budget FY 2023	Adopted Budget FY 2024	Variance
Hotwire	250,000	250,000	-
Less: Commission to CSI Consultants per contract	(12,500)	(12,500)	-
Estimated Net Annual Royalty:	237,500	237,500	-

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

**RENTAL INCOME
ADOPTED BUDGET FY 2024**

COSTING BASE:

Used Actual CPI (May 2023) 4.00% Increase Eff 1/1/24-12/31/24

Adopted Budget FY 2023	Adopted Budget FY 2024	Budget Variance
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RENTALS

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

24,037	25,102	1,065
49,381	-	(49,381)
28,449	29,302	854
40,000	40,000	-

Total Budgeted Revenue

141,866	94,404	(47,462)
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NOTES:

Residential Management will no longer be a tenant as of 8/31/23.
Annual increases are effective January 1 thru December 31
New rate is tied to the CPI rate as reported for the prior October 1 for BWCC.
BMG increase per lease agreement is 3% Eff 1/1/24-12/31/24

**ALARM MONITORING ROYALTY
ADOPTED BUDGET FY 2024**

Based on royalty agreement with ADT Security Services
with an average Boca West subscriber base of 1,250 @\$3/each

Adopted Budget FY 2023	Adopted Budget FY 2024	Budget Variance
45,000	45,000	-

**EMERGENCY MEDICAL SERVICES
ADOPTED BUDGET FY 2024**

	Adopted Budget FY 2023	Adopted Budget FY 2024	Budget Variance
<u>REVENUE</u>			
BWMA Assessment	685,060	894,580	209,520
<u>EXPENSES</u>			
Electricity	2,750	3,000	250
Water & Sewer	1,200	1,980	780
Telephone	900	900	-
Janitorial Supplies	1,000	4,500	3,500
Repair/Maint./Replacements	1,000	3,000	2,000
Alarm Monit./Fire Inspections	1,000	1,200	200
Pest Control	600	600	-
General Insurance	1,800	1,800	-
Contingency	1,000	1,000	-
AMR Contract	631,210	834,000	202,790
Rent w/ tax	42,600	42,600	-
	685,060	894,580	209,520
NET REVENUE	-	-	-

Note:

33% Increase AMR Contract effective October 1, 2023.

BOCA WEST MASTER ASSOCIATION, INC.
ANNUAL AMR ASSESSMENT
ADOPTED BUDGET FY 2024
(October 2023- September 2024)
\$256.18
\$21.35 per month
PER UNIT

ASSOCIATION	AMR ASSMT	# OF UNITS	10/1/23 - 9/30/24 MONTHLY AMT.
AKOYA	28,948.32	113	2,412.36
ARBOR LAKE	11,784.27	46	982.02
BAY WOOD	18,188.77	71	1,515.73
BOCA WEST CLUB, INC.	256.18	1	21.35
BRIDGEWOOD MIDRISE I	29,204.50	114	2,433.71
BRIDGEWOOD MIDRISE II	19,469.67	76	1,622.47
BRIDGEWOOD TOWNHOUSE I	19,213.49	75	1,601.12
BRIDGEWOOD TOWNHOUSE II	10,759.55	42	896.63
BRIDGEWOOD TOWNHOUSE III	11,015.73	43	917.98
BRIDGEWOOD VILLAS	5,123.60	20	426.97
BROOKWOOD	11,271.91	44	939.33
CEDAR GLEN	12,808.99	50	1,067.42
CEDARWOOD	8,453.93	33	704.49
CHAPEL CREEK	9,478.65	37	789.89
CHARTER CAY	13,321.35	52	1,110.11
CLUBSIDE	27,667.42	108	2,305.62
COURTSIDE	12,296.63	48	1,024.72
COVE, THE	19,469.67	76	1,622.47
CYPRESS POINT	13,065.17	51	1,088.76
CYPRESS WALK	11,015.73	43	917.98
FAIRWAY OAKS	8,710.11	34	725.84
FAIRWAY POINT I	7,685.40	30	640.45
FAIRWAY POINT II	15,114.61	59	1,259.55
ISLAND COURT	10,247.19	40	853.93
ISLAND, THE	3,074.16	12	256.18
LAKEWOOD GARDEN I	7,173.04	28	597.75
LAKEWOOD GARDEN II	7,685.40	30	640.45
LAKEWOOD GARDEN III	9,222.47	36	768.54
LAKEWOOD MIDRISE CONDO I	23,568.55	92	1,964.05
LAKEWOOD MIDRISE CONDO II	9,991.01	39	832.58
LAKEWOOD MIDRISE CONDO III	35,352.82	138	2,946.07
LAKEWOOD MIDRISE CONDO IV	21,775.29	85	1,814.61
LAUREL OAKS I-III	41,501.13	162	3,458.43
LAUREL OAKS IV	9,734.83	38	811.24
MAHOGANY BEND	9,991.01	39	832.58
OAKBROOK	10,759.55	42	896.63
PEPPERTREE I	17,932.59	70	1,494.38
PEPPERTREE II	16,907.87	66	1,408.99
PEPPERTREE III	18,444.95	72	1,537.08
PINELAKE	16,395.51	64	1,366.29
PLANTATION COLONY	30,741.58	120	2,561.80
PLANTERS POINT	12,296.63	48	1,024.72
QUAIL HOLLOW	16,651.69	65	1,387.64
SABAL LAKE	11,784.27	46	982.02
SABAL LAKE WEST	15,883.15	62	1,323.60
THE POINTE	8,453.93	33	704.49
WATERS BEND	13,833.71	54	1,152.81
WATERS EDGE	20,750.57	81	1,729.21
WATERS REACH	13,833.71	54	1,152.81
WEDGEWOOD	11,015.73	43	917.98
WILLOW WOOD GARDENS	34,328.10	134	2,860.67
WILLOW WOOD MIDRISE CONDO I	23,568.55	92	1,964.05
WILLOW WOOD MIDRISE CONDO II	23,568.55	92	1,964.05
WILLOW WOOD MIDRISE CONDO III	23,568.55	92	1,964.05
WIND KEY	7,941.58	31	661.80
WOODBIDGE	13,833.71	54	1,152.81
WOODCREST	18,444.95	72	1,537.08
MEMBER ASSOCIATIONS	894,580	3,492	74,548

**DEFERRED CABLE COMMISSION
ADOPTED BUDGET FY 2024**

Adopted Budget FY 2023	Adopted Budget FY 2024
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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
Less: FY 2024	-\$78,748
	\$427,637

Per Year Revenue <i>(5 yrs remaining)</i>	85,527
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BOCA WEST MASTER ASSOCIATION, INC.
SECURITY DEPARTMENT
ADOPTED BUDGET FY 2024
October 1, 2023 - September 30, 2024

DESCRIPTION	ADOPTED	ADOPTED	BUDGET	BUDGET	BUDGET	BUDGET
	BUDGET	BUDGET	FY 2023	FY 2024	VAR. \$	VAR %
WAGES	1,927,880	2,004,214			76,334	3.96%
OVERTIME	100,000	125,000			25,000	25.00%
BONUS & INCENTIVES	32,000	35,170			3,170	9.91%
401K COMPANY CONTRIBUTION	18,279	18,746			467	2.56%
PAYROLL TAXES	150,375	156,329			5,954	3.96%
EMPLOYEE BENEFITS	254,772	252,905			-1,867	-0.73%
EMPLOYEE-BENEFITS-ANNUITY	1,000	1,000			0	100.00%
PAYROLL RELATED COSTS:	2,484,306	2,593,365			109,059	4.39%

UNIFORMS & ACCESSORIES	14,000	16,000			2,000	14.29%
OFFICE/GATEHOUSE PROVISIONS	10,000	15,000			5,000	50.00%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	4,000	3,000			-1,000	-25.00%
PBSO CONTRACT SERVICES	614,293	632,722			18,429	3.00%
ALLOCATION OF DEFERRED CREDITS	(221,000)	(221,000)			0	0.00%
SECURITY SOFTWARE LEASE	34,000	34,000			0	0.00%
COMPUTER SYSTEM MAINTENANCE/REPL.	12,000	12,000			0	0.00%
RADIO MAINT./REPLACEMENT/RE-PROGRAMM.	2,000	2,000			0	0.00%
OFFICE & COPIER EXPENSES	6,000	6,000			0	0.00%
UTILITIES-ELECTRICITY	12,100	13,581			1,481	12.24%
UTILITIES-WATER & SEWER	2,000	1,000			-1,000	-50.00%
UTILITIES-TELEPHONE/INTERNET	8,500	10,500			2,000	23.53%
JANITORIAL SUPPLIES	6,000	6,000			0	0.00%

BOCA WEST MASTER ASSOCIATION, INC.
SECURITY DEPARTMENT
ADOPTED BUDGET FY 2024
October 1, 2023 - September 30, 2024

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET VAR. \$	BUDGET VAR. %
	FY 2023	FY 2024	FY 2023	FY 2024		
REPAIR & MAINTENANCE-GATE HOUSES	5,000	5,000	5,000	0	0	0.00%
REPAIR & MAINTENANCE - GATES/CCTV	30,000	30,000	30,000	0	0	0.00%
REP/MAINT-PLUMBING/ELECTRICAL/ A/C	7,500	7,500	7,500	0	0	0.00%
REPAIR & MAINTENANCE-PAINTING/PRESSURE CLEANING	7,500	7,500	7,500	0	0	0.00%
VEHICLE MAINTENANCE	6,500	6,500	6,500	0	0	0.00%
VEHICLE PAYMENTS	18,612	22,000	22,000	3,388	3,388	18.20%
VEHICLE FLEET GAS	30,000	15,000	15,000	-15,000	-15,000	-50.00%
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	4,000	4,000	-1,000	-1,000	-20.00%
CONTINGENCY	3,000	2,000	2,000	-1,000	-1,000	-33.33%
OTHER OPERATING COSTS:	618,255	631,553	631,553	13,298	13,298	2.15%

TOTAL:	3,102,561	3,224,918	122,357	3.94%
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BOCA WEST MASTER ASSOCIATION, INC.
 LANDSCAPE/MAINTENANCE
 ADOPTED BUDGET FY 2024
 October 1, 2023- September 30, 2024

DESCRIPTION	ADOPTED		ADOPTED		BUDGET		BUDGET	
	BUDGET FY 2023	BUDGET FY 2024	BUDGET FY 2023	BUDGET FY 2024	VAR. \$	VAR. %	VAR. \$	VAR. %
SALARIES/WAGES	1,718,706	1,798,300	1,718,706	1,798,300	79,594	4.63%	79,594	4.63%
OVERTIME	3,500	3,500	3,500	3,500	0	0.00%	0	0.00%
BONUS & INCENTIVES	34,500	43,355	34,500	43,355	8,855	25.67%	8,855	25.67%
401K COMPANY CONTRIBUTION	31,863	33,306	31,863	33,306	1,443	4.53%	1,443	4.53%
PAYROLL TAXES	134,059	140,267	134,059	140,267	6,208	4.63%	6,208	4.63%
EMPLOYEE BENEFITS-HEALTH	233,235	238,229	233,235	238,229	4,994	2.14%	4,994	2.14%
EMPLOYEE BENEFITS-ANNUITY	966	966	966	966	0	0.00%	0	0.00%

PAYROLL RELATED COSTS:	2,156,829	2,257,924	2,156,829	2,257,924	101,095	4.69%
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UNIFORMS & ACCESSORIES	17,000	17,000	17,000	17,000	0	0.00%
OFFICE PROVISIONS	5,000	5,000	5,000	5,000	0	0.00%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	4,000	3,000	4,000	3,000	-1,000	-25.00%
COMPUTER SYSTEM MAINTENANCE	12,000	12,000	12,000	12,000	0	0.00%
RADIO MAINT./REPLACEMENT/RE-PROGRAMM.	1,000	2,000	1,000	2,000	1,000	100.00%
OFFICE AND COPIER EXPENSES	8,800	8,800	8,800	8,800	0	0.00%
ELECTRICITY-L/M BUILDING	7,370	8,241	7,370	8,241	871	11.82%
ELECTRICITY-LAKE PUMP/FOUNT./WATERFALL	68,200	80,127	68,200	80,127	11,927	17.49%
ELECTRICITY-IRR. PUMP STATION	55,000	62,252	55,000	62,252	7,252	13.19%
UTILITIES-WATER & SEWER	3,500	3,500	3,500	3,500	0	0.00%
UTILITIES-TELEPHONE	3,500	3,000	3,500	3,000	-500	-14.29%

BOCA WEST MASTER ASSOCIATION, INC.
LANDSCAPE/MAINTENANCE
ADOPTED BUDGET FY 2024
October 1, 2023- September 30, 2024

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET		BUDGET	
	FY 2023	FY 2024	FY 2023	FY 2024	VAR. \$	VAR. %	VAR. \$	VAR. %
TRASH DISPOSAL/REMOVAL	80,000	100,000	80,000	100,000	20,000	25.00%	20,000	25.00%
ELECTRICITY-STREET LIGHTS	163,900	194,910	163,900	194,910	31,010	18.92%	31,010	18.92%
JANITORIAL SUPPLIES	15,000	16,500	15,000	16,500	1,500	10.00%	1,500	10.00%
JANITORIAL CONTRACT	28,947	28,947	28,947	28,947	0	0.00%	0	0.00%
REPAIR/MAINT- HARDWARE/OTHER	15,000	15,000	15,000	15,000	0	0.00%	0	0.00%
REPAIR/MAINT-LAKE PUMP/FOUNTAIN	33,000	33,000	33,000	33,000	0	0.00%	0	0.00%
REPAIR/ MAINT-PLUMB/ELECT/A/C	7,500	7,500	7,500	7,500	0	0.00%	0	0.00%
REPAIR/MAINT-BUILDING	7,500	10,000	7,500	10,000	2,500	33.33%	2,500	33.33%
REPAIR-PAINTING/PRESSURE CLEANING	12,000	12,000	12,000	12,000	0	0.00%	0	0.00%
WATERFALL/FOUNT. TREATMENT	6,600	5,500	6,600	5,500	-1,100	-16.67%	-1,100	-16.67%
REPAIR/MAINT-ROADS & PATHS	65,000	65,000	65,000	65,000	0	0.00%	0	0.00%
LAKE MAINTENANCE-CONTRACT	287,090	298,596	287,090	298,596	11,506	4.01%	11,506	4.01%
REPAIR/MAINTENANCE-LAKES	21,500	35,000	21,500	35,000	13,500	62.79%	13,500	62.79%
REPAIR/REPLACEMENT-SIGNS	13,000	6,500	13,000	6,500	-6,500	-50.00%	-6,500	-50.00%
REPAIR/MAINT-MOWERS/EQUIPMENT	45,000	45,000	45,000	45,000	0	0.00%	0	0.00%
REPAIR/MAINT-LANDSCAPE LIGHTING	10,000	7,500	10,000	7,500	-2,500	-25.00%	-2,500	-25.00%
HERBICIDES/INSECTICIDES	30,000	20,000	30,000	20,000	-10,000	-33.33%	-10,000	-33.33%
FERTILIZERS	40,000	35,000	40,000	35,000	-5,000	-12.50%	-5,000	-12.50%
PLANTS/SEED/SOD	110,000	110,000	110,000	110,000	0	0.00%	0	0.00%
IRRIGATION	58,500	56,500	58,500	56,500	-2,000	-3.42%	-2,000	-3.42%
TREE PRUNING/NATURE PRESERVE	201,250	201,250	201,250	201,250	0	0.00%	0	0.00%

BOCA WEST MASTER ASSOCIATION, INC.
LANDSCAPE/MAINTENANCE
ADOPTED BUDGET FY 2024
October 1, 2023- September 30, 2024

DESCRIPTION	ADOPTED		ADOPTED		BUDGET	VAR. \$	BUDGET	VAR %
	BUDGET	FY 2023	BUDGET	FY 2024				
GROUND SUPPLIES	41,500		35,000		-6,500		-15.66%	
REPAIR/MAINT.-FENCING/AWNINGS	2,500		0		-2,500		-100.00%	
VEHICLE MAINTENANCE	12,000		7,500		-4,500		-37.50%	
VEHICLE LEASE/PAYMENTS	0		0		0			
VEHICLE FUEL	37,500		24,000		-13,500		-36.00%	
DIESEL FUEL	40,000		29,000		-11,000		-27.50%	
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	144,050		130,000		-14,050		-9.75%	
TOOLS/SMALL EQUIPMENT	20,000		20,000		0		0.00%	
SAFETY EQUIPMENT	7,000		6,000		-1,000		-14.29%	
RECLAIMED WATER EXPENSE	90,000		95,000		5,000		5.56%	
CONTINGENCY	6,500		6,500		0		0.00%	
ALLOCATION OF DEFERRED CREDITS	-239,000		-239,000		0		0.00%	
OTHER OPERATING COSTS:	1,654,407		1,678,824		24,417		1.48%	
TOTAL:	3,811,236		3,936,747		125,511		3.29%	

**BOCA WEST MASTER ASSOCIATION, INC.
GENERAL/ADMINISTRATION DEPARTMENT
ADOPTED BUDGET FY 2024
October 1, 2023-September 30, 2024**

<u>DESCRIPTION</u>	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET	
	FY 2023	FY 2024	FY 2023	FY 2024	VAR. \$	VAR %
UTILITIES-TELEPHONE	5,500	4,200			-1,300	-23.64%
TRASH DISPOSAL/REMOVAL	14,000	14,000			0	0.00%
JANITORIAL SUPPLIES	5,000	6,500			1,500	30.00%
REPAIR/MAINT.-PLUMB./ELECT./AIR COND.	5,000	2,500			-2,500	-50.00%
REPAIR/MAINT.-BLDG.REPAIRS/CLEANING/PAINTING	9,000	5,000			-4,000	-44.44%
VEHICLE MAINTENANCE	1,250	1,500			250	20.00%
VEHICLE LEASE PAYMENTS	8,352	10,510			2,158	25.83%
VEHICLE FUEL	7,500	1,500			-6,000	-80.00%
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	85,280			7,280	9.33%
GENERAL INSURANCE	239,103	288,142			49,039	20.51%
WORKERS' COMPENSATION INSURANCE	90,523	68,000			-22,523	-24.88%
AUTOMOBILE INSURANCE	52,792	48,932			-3,860	-7.31%
JOINT VENTURE/CONTINGENCY	250,000	250,000			0	0.00%
CONTINGENCY	256,000	-			-256,000	-100.00%
BAD DEBTS	4,032	1,764			-2,268	-56.25%
TAXES/LICENSES/FEES/TERMINAL FEES	5,000	5,000			0	0.00%
OTHER OPERATING COSTS:	1,297,552	1,136,908			(160,644)	-12.38%
TOTAL OPERATING COSTS:	2,150,988	2,049,913			(101,075)	-4.70%

BOCA WEST MASTER ASSOCIATION, INC.
ADOPTED CAPITAL BUDGET FY 2024
(October 1, 2023- September 30, 2024)
SUMMARY

**ADOPTED
BUDGET
FY 2024**

REVENUE:

HOME SALES-85@\$10k	850,000
INTEREST INCOME	203,000
CAPITAL CONTRIBUTION	250,000
TOTAL REVENUE:	1,303,000

**ADOPTED
BUDGET
FY 2024**

EXPENSES:

SECURITY	89,800
LANDSCAPE & MAINTENANCE	840,058
GENERAL & ADMINISTRATION	47,500
LONG TERM DEBT REPAYMENT (PRINCIPAL)	306,800
LONG TERM DEBT REPAYMENT (INTEREST)	221,400
TOTAL EXPENSES:	1,505,558

ENDING BALANCE	(202,558)
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<u>SECURITY</u>	<u>Est. COST</u>	<u>2024</u>
Barrier gate arm (2007)(4 units)	20,000	20,000
Stop Sign Camera	17,000	17,000
TRANSPONDER UPGRADE (3 GATES) 2000 CHIPS	30,000	30,000
RADIO HANDHELD REPLACE (16)	12,800	12,800
CROSSWALK SIGNAGE (16)	20,000	10,000
	99,800	89,800

<u>LANDSCAPE AND MAINTENANCE</u>	<u>Est. COST</u>	<u>2024</u>
Maintenance Roof (metal) & structural	325,000	325,000
Roadway Signage additional	120,000	40,000
Fountain install (which lake)	70,000	70,000
A/C #1 Maintenance (2009)	8,000	8,000
Maintenance Offices ceilings replace & paint	45,000	45,000
Ice Machine and Bin	9,000	9,000
Two Cycle equipment purchase	30,000	6,000
Radios (12)	9,600	4,800
IRRIGATION TRUCK REPLACE	32,000	32,000
Lake Bank restoration and repairs	800,000	215,000
Kubota Utility Vehicle (1)	13,891	13,891
Club Car Carryall (2)	38,811	38,811
John Deere front mower (1)	32,556	32,556
	1,533,858	840,058

<u>GENERAL ADMINISTRATION</u>	<u>Est. COST</u>	<u>2024</u>
Admin A/C unit (2009) Suite 103	8,000	8,000
Computer Work station upgrades (2)	6,000	6,000
Golf Cart purchase or lease 4 passenger	5,500	5,500
Computer Server replace/upgrade	8,000	8,000
ACCOUNTING SOFTWARE	20,000	20,000
	47,500	47,500

ASSESSMENT COMPARISONS FISCAL YEAR 2023 AND FISCAL YEAR 2024

BWMA ASSESSMENT	MASTER			AMR			HOTWIRE			TOTAL ASSESSMENTS		
	2023	2024	VARIANCE	2023	2024	VARIANCE	2023	2024	VARIANCE	2023	2024	VARIANCE
	ADOPTED PER UNIT PER MONTH	ADOPTED PER UNIT PER MONTH		ADOPTED PER UNIT PER MONTH	ADOPTED PER UNIT PER MONTH		ADOPTED PER UNIT PER MONTH	ADOPTED PER UNIT PER MONTH		ADOPTED PER UNIT PER MONTH	ADOPTED PER UNIT PER MONTH	
AKOYA	1,303.95	1,204.80	-99.14	16.35	21.35	5.00	116.38	121.06	4.68	1,436.68	1,347.21	-89.46
ARBOR LAKE	16.39	27.65	11.26	16.35	21.35	5.00	116.38	121.06	4.68	149.12	170.06	20.94
BAY WOOD	221.90	205.15	-16.75	16.35	21.35	5.00	116.38	121.06	4.68	354.63	347.56	-7.07
BOCA WEST CLUB, INC.	47,839.19	43,802.80	-4,036.40	16.35	21.35	5.00	0.00	0.00	0.00	47,855.54	43,824.15	-4,031.40
BRIDGEWOOD MIDRISE I	24.63	28.49	3.86	16.35	21.35	5.00	116.38	121.06	4.68	157.36	170.90	13.54
BRIDGEWOOD MIDRISE II	24.83	31.66	6.83	16.35	21.35	5.00	116.38	121.06	4.68	157.56	174.07	16.51
BRIDGEWOOD TOWNHOUSE I	17.89	33.84	15.95	16.35	21.35	5.00	116.38	121.06	4.68	150.62	176.25	25.63
BRIDGEWOOD TOWNHOUSE II	16.15	24.07	7.92	16.35	21.35	5.00	116.38	121.06	4.68	148.88	166.48	17.60
BRIDGEWOOD TOWNHOUSE III	13.26	20.46	7.20	16.35	21.35	5.00	116.38	121.06	4.68	145.99	162.87	16.88
BRIDGEWOOD VILLAS	38.84	37.07	-1.78	16.35	21.35	5.00	116.38	121.06	4.68	171.57	179.48	7.90
BROOKWOOD	36.39	34.87	-1.53	16.35	21.35	5.00	116.38	121.06	4.68	169.12	177.28	8.15
CEDAR GLEN	344.74	313.88	-30.86	16.35	21.35	5.00	116.38	121.06	4.68	477.47	456.29	-21.18
CEDARWOOD	186.80	207.42	20.62	16.35	21.35	5.00	116.38	121.06	4.68	319.53	349.83	30.30
CHAPEL CREEK	387.61	373.14	-14.47	16.35	21.35	5.00	116.38	121.06	4.68	520.34	515.55	-4.79
CHARTER CAY	141.15	133.23	-7.93	16.35	21.35	5.00	116.38	121.06	4.68	273.88	275.64	1.75
CLUBSIDE	160.12	147.37	-12.75	16.35	21.35	5.00	116.38	121.06	4.68	292.85	289.78	-3.07
COURTSIDE	17.64	21.93	4.28	16.35	21.35	5.00	116.38	121.06	4.68	150.37	164.34	13.96
COVE, THE	64.49	61.16	-3.34	16.35	21.35	5.00	116.38	121.06	4.68	197.22	203.57	6.34
CYPRESS POINT	234.35	215.69	-18.65	16.35	21.35	5.00	116.38	121.06	4.68	367.08	358.10	-8.97
CYPRESS WALK	282.73	254.74	-27.98	16.35	21.35	5.00	116.38	121.06	4.68	415.46	397.15	-18.30
FAIRWAY OAKS	215.13	201.38	-13.75	16.35	21.35	5.00	116.38	121.06	4.68	347.86	343.79	-4.07
FAIRWAY POINT I	328.69	310.38	-18.30	16.35	21.35	5.00	116.38	121.06	4.68	461.42	452.79	-8.62
FAIRWAY POINT II	309.20	284.10	-25.09	16.35	21.35	5.00	116.38	121.06	4.68	441.93	426.51	-15.41
ISLAND COURT	346.68	318.89	-27.79	16.35	21.35	5.00	116.38	121.06	4.68	479.41	461.30	-18.11
ISLAND, THE	1,129.73	1,312.72	182.99	16.35	21.35	5.00	116.38	121.06	4.68	1,262.46	1,455.13	192.67
LAKEWOOD GARDEN I	41.45	57.82	16.37	16.35	21.35	5.00	116.38	121.06	4.68	174.18	200.23	26.05
LAKEWOOD GARDEN II	43.72	44.47	0.75	16.35	21.35	5.00	116.38	121.06	4.68	176.45	186.88	10.43
LAKEWOOD GARDEN III	50.36	48.89	-1.47	16.35	21.35	5.00	116.38	121.06	4.68	183.09	191.30	8.21
LAKEWOOD MIDRISE CONDO I	31.06	38.76	7.70	16.35	21.35	5.00	116.38	121.06	4.68	163.79	181.17	17.38
LAKEWOOD MIDRISE CONDO II	38.41	38.59	0.18	16.35	21.35	5.00	116.38	121.06	4.68	171.14	181.00	9.86
LAKEWOOD MIDRISE CONDO III	25.37	34.26	8.89	16.35	21.35	5.00	116.38	121.06	4.68	158.10	176.67	18.57
LAKEWOOD MIDRISE CONDO IV	31.88	36.46	4.57	16.35	21.35	5.00	116.38	121.06	4.68	164.61	178.87	14.25
LAUREL OAKS I-III	102.56	100.17	-2.38	16.35	21.35	5.00	116.38	121.06	4.68	235.29	242.58	7.30
LAUREL OAKS IV	106.45	109.77	3.33	16.35	21.35	5.00	116.38	121.06	4.68	239.18	252.18	13.01
MAHOGANY BEND	489.71	461.53	-28.19	16.35	21.35	5.00	116.38	121.06	4.68	622.44	603.94	-18.51
OAKBROOK	699.27	615.11	-84.15	16.35	21.35	5.00	116.38	121.06	4.68	832.00	757.52	-74.47
PEPPERTREE I	136.62	138.50	1.89	16.35	21.35	5.00	116.38	121.06	4.68	269.35	280.91	11.57
PEPPERTREE II	134.53	123.18	-11.35	16.35	21.35	5.00	116.38	121.06	4.68	267.26	265.59	-1.67
PEPPERTREE III	141.14	149.71	8.56	16.35	21.35	5.00	116.38	121.06	4.68	273.87	292.12	18.24
PINELAKE	16.52	20.88	4.36	16.35	21.35	5.00	116.38	121.06	4.68	149.25	163.29	14.04
PLANTATION COLONY	32.84	37.37	4.53	16.35	21.35	5.00	116.38	121.06	4.68	165.57	179.78	14.21
PLANTERS POINT	336.71	307.54	-29.17	16.35	21.35	5.00	116.38	121.06	4.68	469.44	449.95	-19.49
QUAIL HOLLOW	45.43	44.25	-1.18	16.35	21.35	5.00	116.38	121.06	4.68	178.16	186.66	8.50
RAPBOCA, LLC	748.86	656.15	-92.71	0.00	0.00	0.00	0.00	0.00	0.00	748.86	656.15	-92.71
SABAL LAKE	33.43	36.68	3.25	16.35	21.35	5.00	116.38	121.06	4.68	166.16	179.09	12.93
SABAL LAKE WEST	34.45	36.83	2.38	16.35	21.35	5.00	116.38	121.06	4.68	167.18	179.24	12.06
THE POINTE	334.42	308.93	-25.49	16.35	21.35	5.00	116.38	121.06	4.68	467.15	451.34	-15.81
WATERS BEND	143.01	137.00	-6.01	16.35	21.35	5.00	116.38	121.06	4.68	275.74	279.41	3.67
WATERS EDGE	201.61	192.34	-9.27	16.35	21.35	5.00	116.38	121.06	4.68	334.34	334.75	0.41
WATERS REACH	163.41	152.45	-10.96	16.35	21.35	5.00	116.38	121.06	4.68	296.14	294.86	-1.28
WEDGEWOOD	421.43	373.99	-47.44	16.35	21.35	5.00	116.38	121.06	4.68	554.16	516.40	-37.76
WILLOW WOOD GARDENS	42.17	53.38	11.22	16.35	21.35	5.00	116.38	121.06	4.68	174.90	195.79	20.90
WILLOW WOOD MIDRISE CONDO I	25.42	29.54	4.11	16.35	21.35	5.00	116.38	121.06	4.68	158.15	171.95	13.79
WILLOW WOOD MIDRISE CONDO II	25.07	27.28	2.20	16.35	21.35	5.00	60.55	62.09	1.54	101.97	110.72	8.74
WILLOW WOOD MIDRISE CONDO III	24.65	29.97	5.32	16.35	21.35	5.00	116.38	121.06	4.68	157.38	172.38	15.00
WIND KEY	329.43	288.53	-40.90	16.35	21.35	5.00	116.38	121.06	4.68	462.16	430.94	-31.22
WOODBIDGE	274.40	251.01	-23.39	16.35	21.35	5.00	116.38	121.06	4.68	407.13	393.42	-13.71
WOODCREST	164.25	157.24	-7.01	16.35	21.35	5.00	116.38	121.06	4.68	296.98	299.65	2.67
TOTALS	59,172.51	54,745.48	(4,427.03)	931.95	1,216.95	285.00	6,461.45	6,720.39	258.94	66,565.91	62,682.82	-3,883.09