



**BOCA WEST**  
MASTER ASSOCIATION

FIRST DRAFT

**PROPOSED  
BUDGET**

**FISCAL YEAR 2025/2026**

**October 1, 2025-September 30, 2026**

**JULY 24, 2025**

**BOCA WEST MASTER ASSOCIATION, INC.**  
**FIRST DRAFT PROPOSED BUDGET FY 2026**  
(October 1, 2025- September 30, 2026)  
**SUMMARY**

JULY 24, 2025  
DESCRIPTION

**REVENUE:**

	ACTUALS FY 2024	ADOPTED BUDGET FY 2025	PROJECTED YEAR END FY 2025	PROPOSED BUDGET FY 2026	BUDGET VARIANCE FY'26 TO FY'25	BUDGET % CHANGE
GLADES MEDIAN	29,423	30,409	30,231	30,971	562	1.85%
TRANSPONDER REVENUE	66,385	60,000	53,907	55,000	(5,000)	-8.33%
INTEREST INCOME	289,549	123,132	245,545	177,271	54,139	43.97%
OAKBROOK SECURITY	233,724	252,044	252,044	259,017	6,973	2.77%
ISLAND SECURITY	160,267	174,253	174,253	179,052	4,799	2.75%
WEDGEWOOD SECURITY	152,268	164,475	164,475	168,307	3,832	2.33%
ASSESSMENT ROLLS	7,216,721	7,747,320	7,747,320	8,219,119	471,799	6.09%
MISCELLANEOUS	284,255	45,000	144,750	35,625	(9,375)	-20.83%
CITATION REVENUE	-	-	30,000	54,375	54,375	
CELL TOWER REVENUE	48,223	45,000	47,918	48,327	3,327	7.39%
CABLE ASSESSMENT	5,072,646	5,310,913	5,310,913	5,523,925	213,012	4.01%
CABLE ROYALTY		250,000	250,000	250,000	-	0.00%
RENTAL INCOME	114,900	95,973	97,181	98,578	2,605	2.71%
ALARM MONITORING ROYALTY	44,028	45,000	40,735	45,000	-	0.00%
EMERGENCY MEDICAL SERV. ASSESSMENT	894,580	916,920	916,920	842,141	(74,779)	-8.16%
BWCC-EMS-COST SHARING REVENUE				100,000		
DEFERRED CABLE COMMISSION	-	78,748	152,136	152,014	73,266	93.04%
INTEREST RATE-SWAP-CHANGE	(420,076)				-	
BAD DEBT RECOVERY	1,301	-	-	-	-	
PRIOR YEAR SURPLUS (FY 2024)		400,000	-	-	(400,000)	
<b>TOTAL REVENUE:</b>	<b>14,188,196</b>	<b>15,739,187</b>	<b>15,658,327</b>	<b>16,238,723</b>	<b>399,536</b>	<b>2.54%</b>

	ACTUALS FY 2024	ADOPTED BUDGET FY 2025	PROJECTED YEAR END FY 2025	PROPOSED BUDGET FY 2026	BUDGET VARIANCE FY'26 TO FY'25	BUDGET % CHANGE
<b>EXPENSES:</b>						
SECURITY	3,184,859	3,430,798	3,329,074	3,547,596	116,798	3.40%
LANDSCAPE & MAINTENANCE	3,844,046	4,013,146	3,969,228	4,132,067	118,921	2.96%
GENERAL & ADMINISTRATION	2,106,793	2,024,910	2,221,686	2,146,494	121,584	6.00%
EMERGENCY MEDICAL SERVICES	890,934	916,920	915,507	842,141	(74,779)	-8.16%
TRANSPONDER EXPENSES	15,484	30,000	33,450	34,000	4,000	13.33%
CABLE EXPENSE	4,803,308	5,310,913	5,310,913	5,523,925	213,012	4.01%
CABLEVISION COMMISSION	12,500	12,500	12,500	12,500	-	0.00%
LOSS ON INVESTMENT IN LLC	(19,319)	-				
<b>TOTAL OPERATING EXPENSES:</b>	<b>14,838,603</b>	<b>15,739,187</b>	<b>15,792,358</b>	<b>16,238,723</b>	<b>499,536</b>	<b>3.17%</b>
<b>ENDING BALANCE</b>	<b>(650,408)</b>	<b>-</b>	<b>(134,031)</b>	<b>-</b>		

**GLADES ROAD MEDIAN MAINTENANCE  
FIRST DRAFT PROPOSED BUDGET FY 2026**

**COSTING BASE:**

Used Actual CPI (May 2025) 2.40% Increase Eff 1/1/26-12/31/26

	Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Proposed Budget Variance
Boca Corp Centre Assoc. LTD.	4,549	4,702	4,674	4,789	87
Via Verde HOA	24,873	25,707	25,556	26,182	475
<b>Total Budgeted Revenue</b>	<b>29,423</b>	<b>30,409</b>	<b>30,231</b>	<b>30,971</b>	<b>562</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  
FIRST DRAFT PROPOSED BUDGET FY 2026**

	<b>Actuals FY 2024</b>	<b>Adopted Budget FY 2025</b>	<b>Projected Year End FY 2025</b>	<b>Proposed Budget FY 2026</b>	<b>Proposed Budget Variance</b>
Transponders	66,385	60,000	53,907	55,000	(5,000)
Maintenance Expenses	(15,484)	(30,000)	(33,450)	(34,000)	(4,000)
Net Revenue	50,901	15,000	20,457	21,000	(9,000)

INTEREST INCOME  
FIRST DRAFT PROPOSED BUDGET FY 2026

	Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Budget Variance
Operating Interest	289,549	123,132	245,545	177,271	54,139

Proj MMA bal 9/30	4,431,778
4% interest	177,271

**OAKBROOK**  
**FIRST DRAFT PROPOSED BUDGET FY 2026**  
*(October 1, 2025-September 30, 2026)*

<b>Annual Security Gate Staffing Expenses</b>	
Wages	186,189 (1)
Holiday	4,662 (2)
PTO	14,208 (3)
Bonus	1,400
Payroll Tax	15,995 (4)
Employee Benefits	20,121 (5)
401(k)	1,720
Work.Comp.Ins.	3,594
Uniforms	1,485
Provisions	2,100
	<hr/>
<b>Total Expenses</b>	<b>251,473</b>
Management Fee	7,544
	<hr/>
<b>Proposed FY 2026 Assessment</b>	<b>259,017</b>
	<hr/>
<b>Adopted FY 2025 Assessment</b>	<b>252,044</b>
	<hr/>
	<b>6,973</b>
	<b>2.77%</b>

Per, President of Oakbrook  
 Estimated FY 2026  
 7.8% of total wages  
 Est. 10% increase for benefits  
 Max. 2% of FY 2026 annual wages  
 Based on estimated premium (98,228).  
 \$337.50/ qtr. with 10% increase, per vendor  
 \$175/mo.  
 3% based on total expenses

**Notes:**  
 Wages  
 Bonus  
 Payroll Taxes  
 Employee Benefits  
 401(k)  
 Work.Comp.Ins.  
 Uniforms  
 Provisions  
 Management Fee

	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
<b>Base Wages</b>				
Gilgenback	19.47	20.05	2080	41,704
Livingstone	22.12	22.78	2080	47,390
Ziringer	23.56	24.27	2080	50,475
Relief	18.50	18.50	2520	46,620
<b>TOTAL BASE WAGES-24 HRS A DAY-365 DAYS A YEAR</b>			<b>8760</b>	<b>186,189 (1)</b>
<b>Holidays</b>				
Gilgenback	27.75		56	1,554
Livingstone	27.75		56	1,554
Ziringer	27.75		56	1,554
<b>Total Holiday Wages</b>			<b>168</b>	<b>4,662 (2)</b>
<b>Paid Time Off (PTO)</b>				
Gilgenback	27.75		160	4,440
Livingstone	27.75		176	4,884
Ziringer	27.75		176	4,884
<b>Total PTO</b>			<b>512</b>	<b>14,208 (3)</b>
<b>Total Wages</b>				<b>205,059</b>
<b>Payroll Taxes-7.8% of total wages</b>				<b>15,995 (4)</b>
<b>Health/Life Insurance</b>				
	<b>Per Month</b>			<b>Annual</b>
Gilgenback	842.01			10,104
Livingstone	812.92			9,755
Ziringer	21.82			262
<b>Total Employee Benefits</b>				<b>20,121 (5)</b>

**THE ISLAND**  
**FIRST DRAFT PROPOSED BUDGET FY 2026**  
*(October 1, 2025-September 30, 2026)*

<b>Annual Security Gate Staffing Expenses</b>	
Wages	124,321 (1)
Holiday	3,108 (2)
PTO	8,880 (3)
Bonus	775
Payroll Tax	10,632 (4)
Employee Benefits	19,630 (5)
401(k)	1,605
Work Comp.Ins.	2,396
Uniforms	990
Provisions	1,500
	<b>173,837</b>
<b>Total Expenses</b>	
Management Fee	5,215
<b>Proposed FY 2026 Assessment</b>	<b>179,052</b>
<b>Adopted FY 2025 Assessment</b>	<b>174,253</b>
	<b>4,799</b>
	<b>2.75%</b>

OFFICER	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
<b>Base Wages</b>				
Nguyen	19.25	19.83	2080	41,241
Peters	24.25	25.00	2080	52,000
Relief	18.50	18.50	1680	31,080
<b>TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR</b>			<b>5,840</b>	<b>124,321 (1)</b>
<b>Holidays</b>				
Nguyen	27.75		56	1,554
Peters	27.75		56	1,554
<b>Total Holiday Wages</b>			<b>112</b>	<b>3,108 (2)</b>
<b>Paid Time Off (PTO)</b>				
Nguyen	27.75		144	3,996
Peters	27.75		176	4,884
<b>Total PTO</b>			<b>320</b>	<b>8,880 (3)</b>
<b>Total Wages</b>				<b>136,309</b>
<b>Payroll Taxes-7.8% of total wages</b>				
				<b>10,632 (4)</b>
<b>Health/Life Insurance</b>				
	<b>Per Month</b>			<b>Annual</b>
Nguyen	812.94			9,755
Peters	822.87			9,874
<b>Total Employee Benefits</b>				<b>19,630 (5)</b>

**Notes:**  
Wages Per. President of The Island  
Bonus Estimated FY 2026  
Payroll Taxes 7.8% of total wages  
Employee Benefits Est. 10% increase for benefits  
401(k) Max. 2% of FY 2026 annual wages  
Work Comp.Ins. Based on estimated premium (98,228).  
Uniforms \$225/ qtr. W 10% increase per vendor  
Provisions \$125/mo.  
Management Fee 3% based on total expenses

**WEDGEWOOD**  
**FIRST DRAFT PROPOSED BUDGET FY 2026**  
*(October 1, 2025-September 30, 2026)*

<u>OFFICER</u>	<u>CURRENT RATE</u>	<u>INCREASE</u>	<u>ANNUAL HOURS</u>	<u>ANNUAL TOTAL</u>
<i>Base Wages</i>				
Ellis	23.50	24.21	2,080	50,346
Seraphin	19.79	20.38	2,080	42,398
Relief	18.50	18.50	1,680	31,080
<b>TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR</b>			<b>5,840</b>	<b>123,824 (1)</b>
<u>Holidays</u>				
Ellis	27.75		56	1,554
Seraphin	27.75		56	1,554
<b>Total Holiday Wages</b>			<b>112</b>	<b>3,108 (2)</b>
<u>Paid Time Off (PTO)</u>				
Ellis	27.75		176	4,884
Seraphin	27.75		168	4,662
<b>Total PTO</b>			<b>344</b>	<b>9,546 (3)</b>
<b>Total Wages</b>				<b>136,478</b>
<b>Payroll Taxes-7.8% of total wages</b>				<b>10,645 (4)</b>
<u>Health/Life Insurance</u>				
Ellis	20.86			250
Seraphin	813.27			9,759
<b>Total Employee Benefits</b>				<b>10,010 (5)</b>

<u>Annual Security Gate Staffing Expenses</u>	
Wages	123,824 (1)
Holiday	3,108 (2)
PTO	9,546 (3)
Bonus	750
Payroll Tax	10,645 (4)
Employee Benefits	10,010 (5)
401(k)	636
Work.Comp.Ins.	2,396
Uniforms	990
Provisions	1,500
<b>Total Expenses</b>	<b>163,405</b>
Management Fee	4,902
<b>Proposed FY 2026 Assessment</b>	<b>168,307</b>
<b>Adopted FY 2025 Assessment</b>	<b>164,475</b>
	<b>3,832</b>
	<b>2.33%</b>

Notes:

Wages Per, President of Wedgewood

Bonus Estimated FY 2026

Payroll Taxes 7.8% of total wages

Employee Benefits Est. 10% increase for benefits

401(k) Max. 2% of FY 2026 annual wages

Work.Comp.Ins. Based on estimated premium [98,228].

Uniforms \$225/ qtr. W 10% increase per vendor

Provisions \$125/mo.

Management Fee 3% based on total expenses



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

	<u>2025</u>	<u>2026</u>	<u>INCREASE (DECREASE)</u>	<u>PERCENTAGE</u>
ASSESSED VALUE	1,074,032,834	1,200,988,546	126,955,712	11.82%
REGULAR MAINTENANCE ASSESSMENT	7,747,320	8,219,119	471,799	6.09%
<b>MILLAGE RATE</b>	<b>7.2133</b>	<b>6.8436</b>	<b>-0.3697</b>	

**BOCA WEST MASTER ASSOCIATION, INC.**

ASSOCIATION	ASSESSED VALUE (Palm Beach County)				2026 ASSESSMENT (BWMMA)			
	2023	2024	VARIANCE	% CHANGE	TOTAL 2025	TOTAL 2026	VARIANCE	% CHANGE
1 AKOYA	230,748,640	245,083,958	14,335,318	6.21%	1,664,459	1,677,263	12,805	0.77%
2 ARBOR LAKE	2,860,350	3,464,639	604,289	21.13%	20,633	23,711	3,078	14.92%
3 BAY WOOD	24,318,000	28,322,846	4,004,846	16.47%	175,413	193,831	18,418	10.50%
4 BOCA WEST CLUB, INC.	67,380,328	67,409,594	29,266	0.04%	486,034	461,326	-24,708	-5.08%
5 BRIDGEWOOD MIDRISE I	8,422,669	9,739,251	1,316,582	15.63%	60,755	66,652	5,897	9.71%
6 BRIDGEWOOD MIDRISE II	6,129,635	7,844,094	1,714,459	27.97%	44,215	53,682	9,467	21.41%
7 BRIDGEWOOD TOWNHOUSE I	6,808,121	7,232,545	424,424	6.23%	49,109	49,497	388	0.79%
8 BRIDGEWOOD TOWNHOUSE II	3,008,623	3,429,794	421,171	14.00%	21,702	23,472	1,770	8.16%
9 BRIDGEWOOD TOWNHOUSE III	2,513,655	3,161,860	648,205	25.79%	18,132	21,639	3,507	19.34%
10 BRIDGEWOOD VILLAS	1,942,114	2,472,163	530,049	27.29%	14,009	16,919	2,910	20.77%
11 BROOKWOOD	3,307,136	3,949,423	642,287	19.42%	23,855	27,028	3,173	13.30%
12 CEDAR GLEN	26,829,953	27,448,526	618,573	2.31%	193,532	187,848	-5,685	-2.94%
13 CEDARWOOD	12,226,374	14,102,125	1,875,751	15.34%	88,192	96,510	8,317	9.43%
14 CHAPEL CREEK	23,287,468	25,828,919	2,541,451	10.91%	167,979	176,764	8,784	5.23%
15 CHARTER CAY	14,044,591	16,740,198	2,695,607	19.19%	101,308	114,564	13,256	13.08%
16 CLUBSIDE	29,066,393	33,649,350	4,582,957	15.77%	209,665	230,284	20,619	9.83%
17 COURTSIDE	3,148,906	4,216,495	1,067,589	33.90%	22,714	28,856	6,142	27.04%
18 COVE, THE	8,827,057	9,741,644	914,587	10.36%	63,672	66,668	2,996	4.71%
19 CYPRESS POINT	20,290,209	22,275,086	1,984,877	9.78%	146,359	152,442	6,083	4.16%
20 CYPRESS WALK	19,431,962	21,243,787	1,811,825	9.32%	140,169	145,385	5,216	3.72%
21 FAIRWAY OAKS	11,842,612	12,596,145	753,533	6.36%	85,424	86,203	779	0.91%
22 FAIRWAY POINT I	17,657,773	21,695,988	4,038,215	22.87%	127,371	148,479	21,108	16.57%
23 FAIRWAY POINT II	31,454,143	33,753,850	2,299,707	7.31%	226,888	230,999	4,111	1.81%
24 ISLAND COURT	22,065,028	23,430,938	1,365,910	6.19%	159,162	160,353	1,191	0.75%
25 ISLAND, THE	26,310,981	28,154,968	1,843,987	7.01%	189,789	192,682	2,893	1.52%
26 LAKEWOOD GARDEN I	2,904,955	4,391,679	1,486,724	51.18%	20,954	30,055	9,101	43.43%
27 LAKEWOOD GARDEN II	3,259,031	4,301,188	1,042,157	31.98%	23,508	29,436	5,927	25.21%
28 LAKEWOOD GARDEN III	3,979,521	4,917,758	938,237	23.58%	28,705	33,655	4,950	17.24%
29 LAKEWOOD MIDRISE CONDO I	7,554,802	8,346,477	791,675	10.48%	54,495	57,120	2,625	4.82%
30 LAKEWOOD MIDRISE CONDO II	2,763,922	3,616,333	852,411	30.84%	19,937	24,749	4,812	24.14%
31 LAKEWOOD MIDRISE CONDO III	10,111,189	12,125,315	2,014,126	19.92%	72,935	82,981	10,046	13.77%

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)				2026 ASSESSMENT (BWMMA)			
	2023	2024	VARIANCE	% CHANGE	TOTAL 2025	TOTAL 2026	VARIANCE	% CHANGE
32 LAKEWOOD MIDRISE CONDO IV	7,032,219	9,063,426	2,031,207	28.88%	50,725	62,027	11,301	22.28%
33 LAUREL OAKS I-III	30,887,860	36,877,057	5,989,197	19.39%	222,803	252,373	29,569	13.27%
34 LAUREL OAKS IV	8,131,878	9,749,723	1,617,845	19.90%	58,658	66,723	8,066	13.75%
35 MAHOGANY BEND	31,748,992	35,422,584	3,673,592	11.57%	229,015	242,419	13,404	5.85%
36 OAKBROOK	43,445,801	50,131,710	6,685,909	15.39%	313,388	343,083	29,695	9.48%
37 PEPPERTREE I	16,778,848	19,142,879	2,364,031	14.09%	121,031	131,007	9,976	8.24%
38 PEPPERTREE II	14,641,933	17,600,609	2,958,676	20.21%	105,617	120,452	14,835	14.05%
39 PEPPERTREE III	18,432,683	21,566,358	3,133,675	17.00%	132,960	147,592	14,632	11.00%
40 PINELAKE	4,796,510	5,066,149	269,639	5.62%	34,599	34,671	72	0.21%
41 PLANTATION COLONY	9,298,196	11,244,538	1,946,342	20.93%	67,071	76,953	9,883	14.73%
42 PLANTERS POINT	25,280,843	27,676,136	2,395,293	9.47%	182,358	189,405	7,047	3.86%
43 QUAIL HOLLOW	5,045,367	5,773,376	728,009	14.43%	36,394	39,511	3,117	8.56%
44 RAPBOCA, LLC	1,453,694	1,541,054	87,360	6.01%	10,486	10,546	60	0.58%
45 SABAL LAKE	3,732,109	4,510,908	778,799	20.87%	26,921	30,871	3,950	14.67%
46 SABAL LAKE WEST	4,770,804	5,888,030	1,117,226	23.42%	34,413	40,295	5,882	17.09%
47 THE POINTE	17,074,595	18,726,524	1,651,929	9.67%	123,164	128,157	4,993	4.05%
48 WATERS BEND	14,097,363	17,074,507	2,977,144	21.12%	101,688	116,852	15,163	14.91%
49 WATERS EDGE	29,535,532	32,679,824	3,144,292	10.65%	213,049	223,649	10,600	4.98%
50 WATERS REACH	16,328,245	18,777,051	2,448,806	15.00%	117,781	128,503	10,723	9.10%
51 WEDGEWOOD	28,574,302	34,390,319	5,816,017	20.35%	206,115	235,355	29,240	14.19%
52 WILLOW WOOD GARDENS	13,499,321	16,912,403	3,413,082	25.28%	97,375	115,742	18,368	18.86%
53 WILLOW WOOD MIDRISE CONDO I	5,907,039	7,241,764	1,334,725	22.60%	42,609	49,560	6,951	16.31%
54 WILLOW WOOD MIDRISE CONDO II	5,267,761	7,014,823	1,747,062	33.17%	37,998	48,007	10,009	26.34%
55 WILLOW WOOD MIDRISE CONDO III	5,626,483	7,106,725	1,480,242	26.31%	40,586	48,636	8,050	19.84%
56 WIND KEY	14,993,112	15,679,765	686,653	4.58%	108,150	107,306	-843	-0.78%
57 WOODBRIDGE	22,833,759	24,714,541	1,880,782	8.24%	164,707	169,137	4,430	2.69%
58 WOODCREST	20,321,444	24,728,827	4,407,383	21.69%	146,585	169,235	22,650	15.45%
<b>ASSESSMENT TOTAL:</b>	<b>1,074,032,834</b>	<b>1,200,988,546</b>	<b>126,955,712</b>	<b>11.82%</b>	<b>7,747,320</b>	<b>8,219,119</b>	<b>471,799</b>	<b>6.09%</b>

**MISCELLANEOUS INCOME  
FIRST DRAFT PROPOSED BUDGET FY 2026**

Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Proposed Budget Variance
284,255	45,000	144,750	35,625	(9,375)

Current estoppel fee is \$250 per request. Est. 120 sales FY 2026-\$30K  
 Golf cart stickers-estimating 225 renewals FY 2026 @\$25/each-\$5,625  
 Projected year end includes fines collected in the amount \$96,572.45.  
 Did not budget for fines because these figures are unknown.

**CITATION INCOME**

Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Proposed Budget Variance
-	-	30,000	54,375	54,375

Citation amounts will vary.  
 Estimating-\$54,375 FY 2026

**CELL TOWER REVENUE  
FIRST DRAFT PROPOSED BUDGET FY 2026**

<b>Actuals FY 2024</b>	<b>Adopted Budget FY 2025</b>	<b>Projected Year End FY 2025</b>	<b>Proposed Budget FY 2026</b>	<b>Budget Variance</b>
48,223	45,000	47,918	48,327	3,327

**BOCA WEST MASTER ASSOCIATION  
FIRST DRAFT PROPOSED BUDGET FY 2026  
HOTWIRE**

**PER UNIT/PER MONTH  
Double Bulk-\$130.95**

<u>Association (Legal Name)</u>	<u>Total Units</u>	<u>Program Option Selected</u>	<u>Rate (Incl Taxes)</u>	<u>Rate</u>	<u>Assoc. Rate Per Month</u>
1 Akoya	113	Double Bulk	130.95	130.95	14,797.35
2 Arbor Lake at Boca West Condominium Association, Inc.	46	Double Bulk	130.95	130.95	6,023.70
3 Bay Wood at Boca West Property Owners Association, Inc.	71	Double Bulk	130.95	130.95	9,297.45
4 Bridgwood Condominium Association, Inc.(combined)	370	Double Bulk	130.95	130.95	48,451.50
5 Brookwood of Boca West Condominium Association, Inc.	44	Double Bulk	130.95	130.95	5,761.80
6 Cedar Glen in Boca West Homeowners Association, Inc.	50	Double Bulk	130.95	130.95	6,547.50
7 Cedarwood Homeowners Association, Inc.	33	Double Bulk	130.95	130.95	4,321.35
8 Chapel Creek Property Owners Association, Inc.	37	Double Bulk	130.95	130.95	4,845.15
9 Charter Cay Condominium Association, Inc.	52	Double Bulk	130.95	130.95	6,809.40
10 Clubside Condominium Association, Inc.	108	Double Bulk	130.95	130.95	14,142.60
11 Courtside at Boca West Condominium Association, Inc.	48	Double Bulk	130.95	130.95	6,285.60
12 Cove, The, a Condominium Association, Inc.	76	Double Bulk	130.95	130.95	9,952.20
13 Cypress Point Homeowners Association, Inc.	51	Double Bulk	130.95	130.95	6,678.45
14 Cypress Walk at Boca West Property Owners Association, Inc.	43	Double Bulk	130.95	130.95	5,630.85
15 Fairway Oaks Homeowners Association, Inc.	34	Double Bulk	130.95	130.95	4,452.30
16 Fairway Point I Condominium Association, Inc.	30	Double Bulk	130.95	130.95	3,928.50
17 Fairway Point II Condominium Association, Inc.	59	Double Bulk	130.95	130.95	7,726.05
18 Island Court at Boca West Property Owners Association, Inc.	40	Double Bulk	130.95	130.95	5,238.00
19 Island, The, at Boca West Homeowners Association, Inc.	12	Double Bulk	130.95	130.95	1,571.40
20 Lakewood Gardens I Condominium Association, Inc.	28	Double Bulk	130.95	130.95	3,666.60
21 Lakewood Gardens II Condominium Association, Inc.	30	Double Bulk	130.95	130.95	3,928.50
22 Lakewood Gardens III Condominium Association, Inc.	36	Double Bulk	130.95	130.95	4,714.20
23 Lakewood Midrise I, II, III, IV Condominium Association, Inc.	354	Double Bulk	130.95	130.95	46,356.30
24 Laurel Oaks 400 Condominium Association, Inc.	38	Double Bulk	130.95	130.95	4,976.10
25 Laurel Oaks Condominium Association, Inc.	162	Double Bulk	130.95	130.95	21,213.90
26 Mahogany Bend Homeowners Association, Inc.	39	Double Bulk	130.95	130.95	5,107.05
27 Oakbrook Homeowners Association, Inc.	43	Double Bulk	130.95	130.95	5,630.85
28 Peppertree I Condominium Association, Inc.	70	Double Bulk	130.95	130.95	9,166.50
29 Peppertree II Condominium Association, Inc.	66	Double Bulk	130.95	130.95	8,642.70
30 Peppertree III Condominium Association, Inc.	72	Double Bulk	130.95	130.95	9,428.40
31 Pinelake Condominium Association, Inc.	64	Double Bulk	130.95	130.95	8,380.80
32 Plantation Colony of Boca West Condominium Association, Inc.	120	Double Bulk	130.95	130.95	15,714.00
33 Planters Point at Boca West Property Owners Association, Inc.	48	Double Bulk	130.95	130.95	6,285.60

**BOCA WEST MASTER ASSOCIATION  
FIRST DRAFT PROPOSED BUDGET FY 2026  
HOTWIRE**

**PER UNIT/PER MONTH  
Double Bulk-\$130.95**

<u>Association (Legal Name)</u>	<u>Total Units</u>	<u>Program Option Selected</u>	<u>Rate (Incl Taxes)</u>	<u>Rate</u>	<u>Assoc. Rate Per Month</u>
34   Pointe, The Homeowners Association, Inc.	33	Double Bulk	130.95	130.95	4,321.35
35   Quail Hollow of Boca West Condominium Association, Inc.	65	Double Bulk	130.95	130.95	8,511.75
36   Sabal Lake of Boca West Condominium Association, Inc.	46	Double Bulk	130.95	130.95	6,023.70
37   Sabal Lake West of Boca West Condominium Association, Inc.	62	Double Bulk	130.95	130.95	8,118.90
38   Waters Bend Homeowners Association, Inc.	54	Double Bulk	130.95	130.95	7,071.30
39   Waters Edge Homeowners Association, Inc.	81	Double Bulk	130.95	130.95	10,606.95
40   Waters Reach Homeowners Association, Inc.	54	Double Bulk	130.95	130.95	7,071.30
41   Wedgewood at Boca West Property Owners Association, Inc.	43	Double Bulk	130.95	130.95	5,630.85
42   Willow Wood Gardens Condominium Association, Inc.	134	Double Bulk	130.95	130.95	17,547.30
43   Willow Wood Midrise I Condominium Association, Inc.	92	Double Bulk	130.95	130.95	12,047.40
44   Willow Wood Midrise II Condominium Association, Inc.	92	Double Bulk	130.95	130.95	12,047.40
45   Willow Wood Midrise III Condominium Association, Inc.	92	Double Bulk	130.95	130.95	12,047.40
46   Wind Key at Boca West Property Owners Association, Inc.	31	Double Bulk	130.95	130.95	4,059.45
47   Woodbridge Homeowners Association, Inc.	54	Double Bulk	130.95	130.95	7,071.30
48   Woodcrest Homeowners Association, Inc.	72	Double Bulk	130.95	130.95	9,428.40
	<b>3,492</b>				<b>457,277.40</b>

**Oct 2025-July 2026**

**4,572,774.00**

**Aug/Sept 2026 -4% increase**

**951,150.96**

**Annual**

**5,523,924.96**

**CABLE ROYALTY  
FIRST DRAFT PROPOSED BUDGET FY 2026**

	Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Proposed Budget Variance
<b>Hotwire</b>	-	250,000	250,000	250,000	-
Less: Commission to CSI Consultants per contract	-	(12,500)	(12,500)	(12,500)	-
<b>Estimated Net Annual Royalty:</b>	-	<b>237,500</b>	<b>237,500</b>	<b>237,500</b>	-

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



**RENTAL INCOME  
FIRST DRAFT PROPOSED BUDGET FY 2026**

**COSTING BASE:**

Used Actual CPI (May 2025) 2.40% Increase Eff 1/1/26-12/31/26

	Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Proposed Budget Variance
<b><u>RENTALS</u></b>					
BWCC-Human Resources #103	24,956	25,792	25,641	26,269	477
BMG Homes	29,302	30,181	30,181	30,950	769
AMR	40,643	40,000	41,359	41,359	1,359
Year End Audit Adjustment	20,000	-	-	-	-
<b>Total Budgeted Revenue</b>	<b>114,900</b>	<b>95,973</b>	<b>97,181</b>	<b>98,578</b>	<b>2,605</b>

**NOTES:**

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 1/1/26-12/31/26

**ALARM MONITORING ROYALTY  
FIRST DRAFT PROPOSED BUDGET FY 2026**

	<b>Actuals FY 2024</b>	<b>Adopted Budget FY 2025</b>	<b>Projected Year End FY 2025</b>	<b>Proposed Budget FY 2026</b>	<b>Budget Variance</b>
Based on royalty agreement with ADT Security Services with an average Boca West subscriber base of 1,250 @\$3/each	44,028	45,000	40,735	45,000	-

**EMERGENCY MEDICAL SERVICES  
FIRST DRAFT PROPOSED BUDGET FY 2026**

	Actuals FY 2024	Adopted Budget FY 2025	Projected Year End FY 2025	Proposed Budget FY 2026	Budget Variance
<b>REVENUE</b>					
BWMA Assessment	894,580	916,920	916,920	842,141	(74,779)
<b>EXPENSES</b>					
Electricity	3,000	3,000	3,000	3,000	-
Water & Sewer	828	1,000	833	900	(100)
Telephone	739	900	741	900	-
Janitorial Supplies	4,577	5,500	5,647	5,500	-
Repair/Maint./Replacements	2,103	1,000	747	1,000	-
Alarm Monit./Fire Inspections	523	1,000	500	500	(500)
Pest Control	600	600	618	650	50
General Insurance	1,800	1,800	1,800	1,800	-
Contingency	164	500	-	500	-
EMS Contract	834,000	859,020	859,020	884,791	25,771
Rent w/ tax	42,600	42,600	42,600	42,600	-
BWCC-EMS Cost Sharing	-	-	-	(100,000)	(100,000)
<b>TOTAL EXPENSES</b>	<b>890,934</b>	<b>916,920</b>	<b>915,507</b>	<b>842,141</b>	<b>(74,779)</b>
<b>NET REVENUE</b>	<b>3,646</b>	<b>-</b>	<b>1,413</b>	<b>0</b>	<b>0</b>

**Note:**

AMR Contract 3% increase, effective October 1, 2025

BOCA WEST MASTER ASSOCIATION, INC.  
ANNUAL AMR ASSESSMENT  
FIRST DRAFT PROPOSED BUDGET FY 2026  
(October 2025- September 2026)  
\$241.16  
\$20.10 per month  
PER UNIT

ASSOCIATION	AMR ASSMT	# OF UNITS	10/1/25 - 9/30/26 MONTHLY AMT.
AKOYA	27,251.40	113	2,270.95
ARBOR LAKE	11,093.49	46	924.46
BAY WOOD	17,122.56	71	1,426.88
BOCA WEST CLUB, INC.	241.16	1	20.10
BRIDGEWOOD MIDRISE I	27,492.56	114	2,291.05
BRIDGEWOOD MIDRISE II	18,328.38	76	1,527.36
BRIDGEWOOD TOWNHOUSE I	18,087.21	75	1,507.27
BRIDGEWOOD TOWNHOUSE II	10,128.84	42	844.07
BRIDGEWOOD TOWNHOUSE III	10,370.00	43	864.17
BRIDGEWOOD VILLAS	4,823.26	20	401.94
BROOKWOOD	10,611.16	44	884.26
CEDAR GLEN	12,058.14	50	1,004.85
CEDARWOOD	7,958.37	33	663.20
CHAPEL CREEK	8,923.02	37	743.59
CHARTER CAY	12,540.47	52	1,045.04
CLUBSIDE	26,045.59	108	2,170.47
COURTSIDE	11,575.82	48	964.65
COVE, THE	18,328.38	76	1,527.36
CYPRESS POINT	12,299.30	51	1,024.94
CYPRESS WALK	10,370.00	43	864.17
FAIRWAY OAKS	8,199.54	34	683.29
FAIRWAY POINT I	7,234.88	30	602.91
FAIRWAY POINT II	14,228.61	59	1,185.72
ISLAND COURT	9,646.51	40	803.88
ISLAND THE	2,893.95	12	241.16
LAKEWOOD GARDEN I	6,752.56	28	562.71
LAKEWOOD GARDEN II	7,234.88	30	602.91
LAKEWOOD GARDEN III	8,681.86	36	723.49
LAKEWOOD MIDRISE CONDO I	22,186.98	92	1,848.92
LAKEWOOD MIDRISE CONDO II	9,405.35	39	783.78
LAKEWOOD MIDRISE CONDO III	33,280.47	138	2,773.37
LAKEWOOD MIDRISE CONDO IV	20,498.84	85	1,708.24
LAUREL OAKS I-III	39,068.38	162	3,255.70
LAUREL OAKS IV	9,164.19	38	763.68
MAHOGANY BEND	9,405.35	39	783.78
OAKBROOK	10,128.84	42	844.07
PEPPERTREE I	16,881.40	70	1,406.78
PEPPERTREE II	15,916.75	66	1,326.40
PEPPERTREE III	17,363.72	72	1,446.98
PINELAKE	15,434.42	64	1,286.20
PLANTATION COLONY	28,939.54	120	2,411.63
PLANTERS POINT	11,575.82	48	964.65
QUAIL HOLLOW	15,675.58	65	1,306.30
SABAL LAKE	11,093.49	46	924.46
SABAL LAKE WEST	14,952.10	62	1,246.01
THE POINTE	7,958.37	33	663.20
WATERS BEND	13,022.79	54	1,085.23
WATERS EDGE	19,534.19	81	1,627.85
WATERS REACH	13,022.79	54	1,085.23
WEDGEWOOD	10,370.00	43	864.17
WILLOW WOOD GARDENS	32,315.82	134	2,692.98
WILLOW WOOD MIDRISE CONDO I	22,186.98	92	1,848.92
WILLOW WOOD MIDRISE CONDO II	22,186.98	92	1,848.92
WILLOW WOOD MIDRISE CONDO III	22,186.98	92	1,848.92
WIND KEY	7,476.05	31	623.00
WOODBIDGE	13,022.79	54	1,085.23
WOODCREST	17,363.72	72	1,446.98
<b>MEMBER ASSOCIATIONS</b>	<b>842,141</b>	<b>3,492</b>	<b>70,178</b>

**DEFERRED CABLE COMMISSION  
FIRST DRAFT PROPOSED BUDGET FY 2026**

Actuals FY 2024	Adopted Budget FY 2025	Proposed Budget FY 2026	Budget Variance
-	78,748	152,014	73,266

**Hotwire Commission Breakdown**

Total Commission	\$1,824,165
Less: FY 2017	\$0
Less: FY 2018	-\$25,334
Less: FY 2019	-\$152,014
Less: FY 2020	-\$152,014
Less: FY 2021	-\$152,014
Less: FY 2022	-\$152,014
Less: FY 2023	-\$152,014
Less: FY 2024	-\$152,014
Less: FY 2025	-\$152,136
Less: FY 2026	-\$152,014
<b>Balance</b>	<b>\$582,597</b>

BOCA WEST MASTER ASSOCIATION, INC.  
SECURITY DEPARTMENT  
FIRST DRAFT PROPOSED BUDGET FY 2026  
October 1, 2025 - September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED		PROJECTED		PROPOSED		BUDGET	
	FY 2024	FY 2025	BUDGET	FY 2025	YEAR END	FY 2025	BUDGET	FY 2026	VAR. \$	VAR %
WAGES	1,978,250	2,144,008		2,109,732		2,235,722		91,714		4.28%
OVERTIME	101,297	125,000		84,733		90,000		-35,000		-28.00%
BONUS & INCENTIVES	34,331	35,195		34,621		37,126		1,931		5.49%
401K COMPANY CONTRIBUTION	20,905	20,730		22,274		22,000		1,270		6.13%
PAYROLL TAXES	163,433	179,728		168,462		184,302		4,574		2.55%
EMPLOYEE BENEFITS	241,364	273,392		262,712		282,566		9,174		3.36%
EMPLOYEE-BENEFITS-ANNUITY	1,000	1,000		1,000		1,000		0		0.00%
<b>PAYROLL RELATED COSTS:</b>	<b>2,540,579</b>	<b>2,779,053</b>		<b>2,683,534</b>		<b>2,852,717</b>		<b>73,664</b>		<b>2.65%</b>

UNIFORMS & ACCESSORIES	17,170	16,000		17,826		20,000		4,000		25.00%
OFFICE/GATEHOUSE PROVISIONS	13,726	15,000		10,926		12,000		-3,000		-20.00%
DUES/LICS./SCREENING/CONT. ED./EMPLADS	3,087	3,000		7,162		10,000		7,000		233.33%
PBSO CONTRACT SERVICES	632,722	658,031		658,031		677,772		19,741		3.00%
BWCC COST SHARING REVENUE	(221,000)	(221,000)		(221,000)		(221,000)		0		0.00%
SECURITY SOFTWARE LEASE	34,412	35,200		34,612		34,612		-588		-1.67%
COMPUTER SYSTEM MAINTENANCE/REPL.	13,666	12,000		15,719		13,500		1,500		12.50%
RADIO SUPPLIES	942	1,000		500		1,000		0		0.00%
OFFICE & COPIER EXPENSES	5,615	6,000		8,983		8,000		2,000		33.33%
UTILITIES-ELECTRICITY	11,682	12,500		11,399		12,500		0		0.00%
UTILITIES-WATER & SEWER	1,905	1,500		682		1,000		-500		-33.33%

BOCA WEST MASTER ASSOCIATION, INC.  
SECURITY DEPARTMENT  
FIRST DRAFT PROPOSED BUDGET FY 2026  
October 1, 2025 - September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED		PROJECTED		PROPOSED		BUDGET	
	FY 2024	FY 2025	BUDGET	FY 2025	YEAR END	FY 2025	BUDGET	FY 2026	VAR. \$	VAR %
UTILITIES-TELEPHONE/INTERNET	10,421	22,500		11,780		36,884		14,384		63.93%
JANITORIAL SUPPLIES	5,622	6,000		6,750		6,000		0		0.00%
REPAIR & MAINTENANCE-GATE HOUSES	4,369	5,000		9,756		9,000		4,000		80.00%
REPAIR & MAINTENANCE - GATES/CC/TV	29,764	30,000		18,089		25,000		-5,000		-16.67%
REP/MAINT-PLUMBING/ELECTRICAL/ A/C	4,221	5,000		3,679		5,000		0		0.00%
REPAIR & MAINTENANCE-PAINTING/PRESSURE CI	12,545	5,000		6,686		6,000		1,000		20.00%
VEHICLE MAINTENANCE	17,942	6,500		5,311		6,500		0		0.00%
VEHICLE LEASE PAYMENTS	22,681	10,764		13,236		9,861		-903		-8.38%
VEHICLE FLEET GAS	15,585	15,000		16,731		15,000		0		0.00%
ALARM MONITORING/FIRE INSPECTION	523	500		500		500		0		0.00%
PEST CONTROL	666	750		639		750		0		0.00%
SECURITY EQUIPMENT/STORM PREP/MISC.	1,608	3,000		2,787		2,500		-500		-16.67%
CONTINGENCY	4,404	2,500		4,756		2,500		0		0.00%
<b>OTHER OPERATING COSTS:</b>	<b>644,279</b>	<b>651,745</b>		<b>645,541</b>		<b>694,880</b>		<b>43,135</b>		<b>6.62%</b>
<b>TOTAL:</b>	<b>3,184,859</b>	<b>3,430,799</b>		<b>3,329,074</b>		<b>3,547,596</b>		<b>116,797</b>		<b>3.40%</b>

**SECURITY NOTES  
PROPOSED BUDGET FY 2026**

**Salaries/Wages**

Average increase 3%  
Current budget is for 45 employees. FY 2026 increased to 46.

**Employee Benefits**

Estimated 10% increase

**Uniforms & Accessories**

Budgeting for additional employees  
Projected year end is higher due to the turnovers and uniforms are not recycled due to sanitary reasons.

**Dues/Licenses/Continuing Education**

Projected year end includes (2 advanced security trainings \$3,500)  
Security Training-estimating 4/yr @\$1,500 per meeting/video, handbook, rewrite training program

**PBSO Contract**

FY 2025 amount	658,031
3% increase FY 2026	19,741
Proposed FY 2026 amount	<u>677,772</u>

**Computer System Maintenance/Repl.**

Projected year end includes the purchase of (2) desktop computers-\$2,300-will be purchased from capital in the future  
Proposed budget includes annual renewal cloud subscription for cameras-\$2,200

**Office and Copier Expenses**

Leased new copier for Security after G/A moved from previous office

**BWCC Cost Sharing Revenue**

Club contribution applied to PBSO. \$221K credit

**Computer System Maintenance/Replacement**

Projected year end includes (2) new computers needed in order to be compatible with Windows 11 requirement

**Utilities -Telephone/Internet**

New contract with Hotwire for internet at gatehouses to get signals that can be read at SAC billing not to start until 10/25.  
Upgrade to 5G from 1G for camera network -@ \$2,500 a month

**Vehicle Payments**

Director of Security vehicle	9,861	\$821.79 per month
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**Contingency**

Projected year end includes reimbursement to resident for car damage sustained at gatehouse due to fallen tree limb. \$3,248



**BOCA WEST MASTER ASSOCIATION, INC.**  
**LANDSCAPE/MAINTENANCE**  
**FIRST DRAFT PROPOSED BUDGET FY 2026**  
 October 1, 2025- September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED		PROJECTED		PROPOSED		BUDGET		BUDGET	
	BUDGET FY 2024	BUDGET FY 2025	BUDGET FY 2025	BUDGET FY 2025	YEAR END FY 2025	BUDGET FY 2026	BUDGET FY 2026	VAR. \$	VAR %	BUDGET FY 2026	VAR. \$	VAR %
SALARIES/WAGES	1,792,764	1,886,701	1,886,701	1,887,170	1,887,170	1,993,559	1,993,559	106,858	5.66%	1,993,559	106,858	5.66%
OVERTIME	447	500	500	470	470	500	500	0	0.00%	500	0	0.00%
BONUS & INCENTIVES	43,293	43,055	43,055	43,185	43,185	45,650	45,650	2,595	6.03%	45,650	2,595	6.03%
401K COMPANY CONTRIBUTION	31,817	32,523	32,523	34,081	34,081	36,974	36,974	4,451	13.69%	36,974	4,451	13.69%
PAYROLL TAXES	139,436	150,560	150,560	144,851	144,851	159,097	159,097	8,537	5.67%	159,097	8,537	5.67%
EMPLOYEE BENEFITS-HEALTH	220,123	231,857	231,857	221,927	221,927	243,830	243,830	11,973	5.16%	243,830	11,973	5.16%
EMPLOYEE BENEFITS-ANNUITY	966	960	960	966	966	966	966	6	0.63%	966	6	0.63%
<b>PAYROLL RELATED COSTS:</b>	<b>2,228,845</b>	<b>2,346,156</b>	<b>2,346,156</b>	<b>2,332,651</b>	<b>2,332,651</b>	<b>2,480,577</b>	<b>2,480,577</b>	<b>134,421</b>	<b>5.73%</b>	<b>2,480,577</b>	<b>134,421</b>	<b>5.73%</b>

UNIFORMS & ACCESSORIES	22,788	17,000	17,000	17,349	17,349	18,200	18,200	1,200	7.06%	18,200	1,200	7.06%
OFFICE PROVISIONS	8,595	6,500	6,500	9,698	9,698	8,000	8,000	1,500	23.08%	8,000	1,500	23.08%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	2,753	3,000	3,000	2,347	2,347	3,000	3,000	0	0.00%	3,000	0	0.00%
COMPUTER SYSTEM MAINTENANCE	10,963	12,000	12,000	11,302	11,302	12,000	12,000	0	0.00%	12,000	0	0.00%
RADIO SUPPLIES	1,565	2,000	2,000	0	0	1,000	1,000	-1,000	-50.00%	1,000	-1,000	-50.00%
OFFICE AND COPIER EXPENSES	8,866	8,800	8,800	7,104	7,104	8,000	8,000	-800	-9.09%	8,000	-800	-9.09%
ELECTRICITY-L/M BUILDING	7,762	8,000	8,000	7,668	7,668	8,000	8,000	0	0.00%	8,000	0	0.00%
ELECTRICITY-LAKE PUMP/FOUNT./WATERFALL	74,450	77,000	77,000	74,051	74,051	77,000	77,000	0	0.00%	77,000	0	0.00%
ELECTRICITY-IRR. PUMP STATION	56,404	62,000	62,000	56,113	56,113	61,000	61,000	-1,000	-1.61%	61,000	-1,000	-1.61%
UTILITIES-WATER & SEWER	3,892	3,500	3,500	3,798	3,798	3,800	3,800	300	8.57%	3,800	300	8.57%
UTILITIES-TELEPHONE	3,057	3,000	3,000	3,183	3,183	3,000	3,000	0	0.00%	3,000	0	0.00%
TRASH DISPOSAL/REMOVAL	40,593	50,000	50,000	42,985	42,985	45,000	45,000	-5,000	-10.00%	45,000	-5,000	-10.00%
ELECTRICITY-STREET LIGHTS	175,772	155,000	155,000	177,431	177,431	150,000	150,000	-5,000	-3.23%	150,000	-5,000	-3.23%
JANITORIAL SUPPLIES	16,350	16,500	16,500	12,373	12,373	13,000	13,000	-3,500	-21.21%	13,000	-3,500	-21.21%
JANITORIAL CONTRACT	32,585	56,000	56,000	78,323	78,323	66,000	66,000	10,000	17.86%	66,000	10,000	17.86%
REPAIR/MAINT- HARDWARE/OTHER	13,273	15,000	15,000	10,740	10,740	12,000	12,000	-3,000	-20.00%	12,000	-3,000	-20.00%
REPAIR/MAINT-LAKE PUMP/FOUNTAIN	39,962	41,000	41,000	26,418	26,418	30,000	30,000	-11,000	-26.83%	30,000	-11,000	-26.83%

**BOCA WEST MASTER ASSOCIATION, INC.  
LANDSCAPE/MAINTENANCE  
FIRST DRAFT PROPOSED BUDGET FY 2026  
October 1, 2025- September 30, 2026**

DESCRIPTION	ACTUALS		ADOPTED		PROJECTED		PROPOSED		BUDGET		BUDGET	
	BUDGET FY 2024	BUDGET FY 2025	BUDGET FY 2025	BUDGET FY 2025	YEAR END FY 2025	BUDGET FY 2026	BUDGET FY 2026	VAR. \$	VAR. %	BUDGET FY 2026	VAR. \$	VAR. %
REPAIR/ MAINT-PLUMB/ELECT/A/C	3,248	6,000	6,000	6,000	5,214	6,000	6,000	0	0.00%	6,000	0	0.00%
REPAIR/MAINT-BUILDING	6,950	10,000	10,000	10,000	9,570	10,000	10,000	0	0.00%	10,000	0	0.00%
REPAIR-PAINTING/PRESSURE CLEANING	6,810	20,000	20,000	20,000	13,231	15,000	15,000	-5,000	-25.00%	15,000	-5,000	-25.00%
WATERFALL/FOUNT. TREATMENT	5,338	5,500	5,500	5,500	1,927	4,000	4,000	-1,500	-27.27%	4,000	-1,500	-27.27%
REPAIR/MAINT-ROADS & PATHS	80,416	85,000	85,000	85,000	110,450	95,000	95,000	10,000	11.76%	95,000	10,000	11.76%
LAKE MAINTENANCE-CONTRACT	298,596	310,540	310,540	310,540	310,536	310,540	310,540	0	0.00%	310,540	0	0.00%
REPAIR/MAINTENANCE-LAKES-OTHER	45,066	40,000	40,000	40,000	36,618	40,000	40,000	0	0.00%	40,000	0	0.00%
REPAIR/REPLACEMENT-SIGNS	3,725	500	500	500	-1,082	1,000	1,000	500	100.00%	1,000	500	100.00%
REPAIR/MAINT-MOWERS/EQUIPMENT	46,283	45,000	45,000	45,000	50,184	50,000	50,000	5,000	11.11%	50,000	5,000	11.11%
REPAIR/MAINT-LANDSCAPE LIGHTING	6,983	7,500	7,500	7,500	8,093	7,500	7,500	0	0.00%	7,500	0	0.00%
HERBICIDES/INSECTICIDES	23,069	30,000	30,000	30,000	22,727	30,000	30,000	0	0.00%	30,000	0	0.00%
FERTILIZERS	38,112	30,000	30,000	30,000	21,433	30,000	30,000	0	0.00%	30,000	0	0.00%
PLANTS/SEED/SOD	119,114	125,000	125,000	125,000	123,362	125,000	125,000	0	0.00%	125,000	0	0.00%
IRRIGATION	57,373	45,000	45,000	45,000	45,380	45,000	45,000	0	0.00%	45,000	0	0.00%
TREE PRUNING/NATURE PRESERVE	191,992	201,250	201,250	201,250	192,439	201,250	201,250	0	0.00%	201,250	0	0.00%
GROUND SUPPLIES	37,155	29,000	29,000	29,000	21,877	25,000	25,000	-4,000	-13.79%	25,000	-4,000	-13.79%
VEHICLE MAINTENANCE	9,319	11,000	11,000	11,000	7,783	11,000	11,000	0	0.00%	11,000	0	0.00%
VEHICLE FUEL	23,278	24,000	24,000	24,000	23,360	24,000	24,000	0	0.00%	24,000	0	0.00%
DIESEL FUEL	17,780	24,000	24,000	24,000	21,696	20,000	20,000	-4,000	-16.67%	20,000	-4,000	-16.67%
ALARM MONITORING/FIRE INSPECTION	3,107	2,200	2,200	2,200	994	2,200	2,200	0	0.00%	2,200	0	0.00%
PEST CONTROL	7,401	5,000	5,000	5,000	3,837	5,000	5,000	0	0.00%	5,000	0	0.00%
IGUANA PROGRAM	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0	0.00%	50,000	0	0.00%
ALGAE CONTROL	124,073	135,200	135,200	135,200	125,912	130,000	130,000	-5,200	-3.85%	130,000	-5,200	-3.85%
TOOLS/SMALL EQUIPMENT	17,899	18,000	18,000	18,000	16,066	18,000	18,000	0	0.00%	18,000	0	0.00%
SAFETY EQUIPMENT	6,609	6,000	6,000	6,000	5,013	6,000	6,000	0	0.00%	6,000	0	0.00%
RECLAIMED WATER EXPENSE	97,077	96,000	96,000	96,000	102,840	102,000	102,000	6,000	6.25%	102,000	6,000	6.25%
CONTINGENCY	7,796	8,000	8,000	8,000	5,234	8,000	8,000	0	0.00%	8,000	0	0.00%

BOCA WEST MASTER ASSOCIATION, INC.  
 LANDSCAPE/MAINTENANCE  
 FIRST DRAFT PROPOSED BUDGET FY 2026  
 October 1, 2025- September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED		PROJECTED		PROPOSED		BUDGET		BUDGET	
	BUDGET	FY 2024	BUDGET	FY 2025	YEAR END	FY 2025	BUDGET	FY 2026	VAR. \$	BUDGET	VAR. \$	VAR %
BWCC COST SHARING REVENUE		-239,000		-239,000	-239,000	-239,000	-239,000	0	0	0	0	0.00%
<b>OTHER OPERATING COSTS:</b>		1,615,200		1,666,990	1,636,577	1,651,490			-15,500			-0.93%
<b>TOTAL:</b>		3,844,046		4,013,146	3,969,228	4,132,067			118,921			2.96%

**LANDSCAPE/MAINTENANCE NOTES  
PROPOSED BUDGET FY 2026**

**Salaries/Wages**

Average percentage increase 4%

**Employee Benefits-Health**

Estimated 10% increase

**Janitorial Contract**

New vendor @5,500 per month

**Repair/Maintenance-Painting/Pressure Cleaning**

Added a second pressure cleaning cycle

**Herbicides/Insecticides & Fertilizers**

Increase in cost of insecticides/fertilizers

BOCA WEST MASTER ASSOCIATION, INC.  
 GENERAL/ADMINISTRATION DEPARTMENT  
 FIRST DRAFT PROPOSED BUDGET FY 2026  
 October 1, 2025-September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED BUDGET		PROJECTED YEAR END		PROPOSED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2024	FY 2025	FY 2025	FY 2025	FY 2025	FY 2026	FY 2026	FY 2026	FY 2026	FY 2026	FY 2026	FY 2026
WAGES	730,396	778,985	778,985	777,257	801,408	22,423	2.88%					
OVERTIME	-	-	-	54	-	0						
BONUS & INCENTIVES	53,527	58,880	58,880	58,869	60,275	1,395	2.37%					
401K COMPANY CONTRIBUTION	13,198	13,954	13,954	14,486	16,028	2,074	14.86%					
PAYROLL TAXES	49,054	65,353	65,353	55,909	67,211	1,858	2.84%					
EMPLOYEE BENEFITS-HEALTH	89,576	105,038	105,038	100,295	109,550	4,512	4.30%					
<b>PAYROLL COSTS:</b>	<b>935,750</b>	<b>1,022,210</b>	<b>1,022,210</b>	<b>1,006,869</b>	<b>1,054,472</b>	<b>32,262</b>	<b>3.16%</b>					
OFFICE PROVISIONS	1,752	4,000	4,000	4,831	4,000	0	0.00%					
MEETING EXPENSE	21,905	20,000	20,000	12,400	15,000	-5,000	-25.00%					
DUES/LICENSES/SCREENING/CONTINUING ED.	5,253	8,000	8,000	3,636	6,500	-1,500	-18.75%					
PROFESSIONAL FEES - LEGAL	75,177	85,000	85,000	83,496	85,000	0	0.00%					
ANNUAL AUDIT/TAX PREPARATION/BALLOTS	27,575	28,600	28,600	24,400	28,600	0	0.00%					
PAYROLL RELATED SERVICES	26,389	24,000	24,000	27,769	33,000	9,000	37.50%					
401(K) ADMINISTRATION FEE	2,219	5,000	5,000	4,292	5,000	0	0.00%					
CONSULTANT FEES	3,063	6,500	6,500	3,000	-	-6,500	-100.00%					
COMPUTER MAINTENANCE/WEBSITE	31,997	45,000	45,000	76,361	88,000	43,000	95.56%					
OFFICE & COPIER EXPENSES	24,484	21,500	21,500	26,137	21,500	0	0.00%					
POSTAGE/LEASE PAYMENTS	6,002	2,500	2,500	6,556	5,000	2,500	100.00%					
NEWSLETTER/COMMUNICATIONS/MARKETING	33,221	52,000	52,000	41,771	42,800	-9,200	-17.69%					
UTILITIES-ELECTRICITY	33,515	35,000	35,000	39,017	40,000	5,000	14.29%					
UTILITIES-WATER & SEWER	506	1,500	1,500	786	1,500	0	0.00%					

BOCA WEST MASTER ASSOCIATION, INC.  
GENERAL/ADMINISTRATION DEPARTMENT  
FIRST DRAFT PROPOSED BUDGET FY 2026  
October 1, 2025-September 30, 2026

DESCRIPTION	ACTUALS		ADOPTED BUDGET		PROJECTED YEAR END		PROPOSED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2024	FY 2025	FY 2025	FY 2025	FY 2025	FY 2026	FY 2026	FY 2026	VAR. \$	VAR %		
UTILITIES-TELEPHONE	4,208	4,200	4,200	5,730	8,000	3,800	90.48%					
TRASH DISPOSAL/REMOVAL	13,689	14,000	14,000	14,028	14,000	0	0.00%					
JANITORIAL SUPPLIES	6,403	9,000	9,000	7,810	8,000	-1,000	-11.11%					
REPAIR/MAINT.-BLDG.REPAIRS/CLEANING/PAINTING	9,770	9,000	9,000	25,267	12,000	3,000	33.33%					
VEHICLE MAINTENANCE	339	500	500	928	500	0	0.00%					
VEHICLE LEASE PAYMENTS	9,960	9,000	9,000	10,702	10,800	1,800	20.00%					
VEHICLE FUEL	941	1,000	1,000	1,234	1,000	0	0.00%					
ALARM MONITORING/FIRE INSPECTION	819	1,000	1,000	879	1,000	0	0.00%					
PEST CONTROL	2,280	2,500	2,500	2,331	2,500	0	0.00%					
HOLIDAY LIGHTS CONTRACT	83,113	88,000	88,000	81,300	85,000	-3,000	-3.41%					
GENERAL INSURANCE	308,771	342,352	342,352	329,998	393,300	50,948	14.88%					
WORKERS' COMPENSATION INSURANCE	66,328	92,675	92,675	95,042	98,228	5,553	5.99%					
AUTOMOBILE INSURANCE	44,543	59,400	59,400	69,143	71,094	11,694	19.69%					
CONTINGENCY	7,397	25,000	25,000	6,634	5,000	-20,000	-80.00%					
BAD DEBTS	-	1,973	1,973	1,973	1,200	-773	-39.18%					
TAXES/LICENSES/FEEES/TERMINAL FEES	2,712	4,500	4,500	4,123	4,500	0	0.00%					
DEPRECIATION	196,442	-	-	195,239	-	0						
INCOME TAX EXPENSE	115,170	-	-	8,000	-	0						
UNBUDGETED EXPENSES	-	-	-	-	-	0						
<b>OTHER OPERATING COSTS:</b>	<b>1,171,042</b>	<b>1,002,700</b>	<b>1,002,700</b>	<b>1,214,816</b>	<b>1,092,022</b>	<b>89,322</b>	<b>8.91%</b>					
<b>TOTAL OPERATING COSTS:</b>	<b>2,106,793</b>	<b>2,024,910</b>	<b>2,024,910</b>	<b>2,221,686</b>	<b>2,146,494</b>	<b>121,584</b>	<b>6.00%</b>					

**GENERAL & ADMINISTRATIVE NOTES  
PROPOSED BUDGET FY 2026**

**Wages**

Average 5% increase

**Employee Benefits-Health**

Estimated 10% increase

**Payroll Related Services**

Actual projected year end is \$32,769. Received a one-time credit from CentrallyHR to switch from ADP.

**Computer Maint./Website**

Accounting & AP software @\$4,716.67/mo.	56,600
Microsoft software@\$230.90/mo.	2,771
IT maintenance \$955/per mo. (3% increase eff 1/1/26)	11,718
M-files storage@\$204.75/mo.	2,457
Island Digital \$500/mo.	6,000
Other computer related maintenance/supplies	7,500
	<hr/> 87,046

**Postage/Lease Payments**

Increase due to mailing of citations, etc.

**Newsletter & Postage**

Estimating 2 mailed newsletters @\$16k each-Hurricane Edition/Welcome Brochures  
Island Digital-graphics/email blast/flyers @900/mo.

**Utilities-Telephone**

Added Suite 101 office internet/lift phone line@200/mo.

**Repair/Maint.-Building Repairs/Cleaning/Painting**

Projected year end includes exterior painting Admin bldg.-\$11,350

**Vehicle Lease Payments**

\$899.99/per month

10,800

**GENERAL & ADMINISTRATIVE NOTES  
PROPOSED BUDGET FY 2026**

<b>General Insurance-Estimates provided by broker</b>	<u><b>Current</b></u>	<u><b>Estimates</b></u>	<u><b>% Increase</b></u>
Commercial Property	104,703	112,033	7.00%
General Liability	108,708	117,404	8.00%
Inland Marine	6,545	7,069	8.01%
Umbrella	62,253	102,717	65.00%
Management Liability	27,068	29,775	10.00%
Fiduciary Liability	1,343	1,370	2.01%
Cyber Liability	10,374	12,968	25.00%
Crime	3,244	3,406	4.99%
Site Pollution	6,253	6,378	2.00%
Flood and storage tank at fuel island renewals	1,980	1,980	0.00%
<b>Totals</b>	<b>332,471</b>	<b>395,100</b>	<b>18.84%</b>
Less: Amount allocated to AMR		-1,800	
<b>Estimated annual amount FY 2026</b>		<b>393,300</b>	
<b>Workers' Compensation Insurance-Estimate provided by broker</b>	<u><b>Current</b></u>	<u><b>Estimate</b></u>	<u><b>% Increase</b></u>
<i>(Mod. Current 1.03. Previous 1.00)</i>	92,668	98,228	6.00%
<b>Automobile Insurance-Estimate provided by broker</b>	<u><b>Current</b></u>	<u><b>Estimate</b></u>	<u><b>% Increase</b></u>
	61,821	71,094	15.00%



**BOCA WEST MASTER ASSOCIATION, INC.  
 PROPOSED CAPITAL BUDGET FY 2026  
 (October 1, 2025- September 30, 2026)  
 SUMMARY**

<b>REVENUE:</b>	<b>PROPOSED BUDGET FY 2026</b>	<b>YTD FY 2024/2025</b>	<b>FY 2023/2024</b>
HOME SALES-120@\$10k	1,200,000	1,220,000	1,840,000
INTEREST INCOME	48,000		
<b>TOTAL REVENUE:</b>	<b>1,248,000</b>		

<b>EXPENSES:</b>	<b>PROPOSED BUDGET FY 2026</b>
SPECIAL PROJECTS	250,000
SECURITY	65,000
LANDSCAPE & MAINTENANCE	574,500
GENERAL & ADMINISTRATION	-
CAPITAL ACCOUNT SERVICE FEES	4,500
LONG TERM DEBT REPAYMENT (PRINCIPAL)	330,800
LONG TERM DEBT REPAYMENT (INTEREST)	208,205
BWCC COST SHARING (40K TO LAKE BANK)	(40,000)
<b>TOTAL EXPENSES:</b>	<b>1,393,005</b>
<b>ENDING BALANCE</b>	<b>(145,005)</b>

**SPECIAL PROJECTS**

Due Dilligence Professional Planning	250,000
	<b>250,000</b>

**SECURTY**

Speed Cameral Radar (2) Traffic Logix	25,000
Camera add ons and upgrades	33,000
Digital Radios (16 Needed) (8) each year	7,000
	<b>65,000</b>

**LANDSCAPE AND MAINTENANCE**

Roadway Signage	20,000
Roadway Lighting Adhoc stock (6)	56,000
Lake Bank Restoration	200,000
Kabota Loader	80,000
48" Walk Mower	7,000
Buffalo blower	11,500
Perimeter ficus replacement-Glades/Yamato	200,000
	<b>574,500</b>

**GENERAL ADMINISTRATION**

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**ASSESSMENT COMPARISONS FISCAL YEAR 2025 AND FISCAL YEAR 2026**

BWMA ASSESSMENT	MASTER			AMR			HOTWIRE			TOTAL ASSESSMENTS		
	2025 ADOPTED PER UNIT	2026 PROPOSED PER UNIT	VARIANCE	2025 ADOPTED PER UNIT	2026 PROPOSED PER UNIT	VARIANCE	2025 ADOPTED PER UNIT	2026 PROPOSED PER UNIT	VARIANCE	2025 ADOPTED PER UNIT	2026 PROPOSED PER UNIT	VARIANCE
	PER MONTH	PER MONTH		PER MONTH	PER MONTH		PER MONTH	PER MONTH		PER MONTH	PER MONTH	
AKOYA	1,227.48	1,236.92	9.44	21.88	20.10	-1.78	125.91	130.95	5.04	1,375.27	1,387.97	12.70
ARBOR LAKE	37.38	42.95	5.58	21.88	20.10	-1.78	125.91	130.95	5.04	185.17	194.00	8.84
BAY WOOD	205.88	227.50	21.62	21.88	20.10	-1.78	125.91	130.95	5.04	353.67	378.55	24.88
BOCA WEST CLUB, INC.	40,502.87	38,443.85	-2,059.02	21.88	20.10	-1.78	0.00	0.00	0.00	40,524.75	38,463.95	-2,060.80
BRIDGEWOOD MIDRISE I	44.41	48.72	4.31	21.88	20.10	-1.78	125.91	130.95	5.04	192.20	199.77	7.57
BRIDGEWOOD MIDRISE II	48.48	58.86	10.38	21.88	20.10	-1.78	125.91	130.95	5.04	196.27	209.91	13.64
BRIDGEWOOD TOWNHOUSE I	54.57	55.00	0.43	21.88	20.10	-1.78	125.91	130.95	5.04	202.36	206.05	3.69
BRIDGEWOOD TOWNHOUSE II	43.06	46.57	3.51	21.88	20.10	-1.78	125.91	130.95	5.04	190.85	197.62	6.77
BRIDGEWOOD TOWNHOUSE III	35.14	41.94	6.80	21.88	20.10	-1.78	125.91	130.95	5.04	182.93	192.99	10.06
BRIDGEWOOD VILLAS	58.37	70.49	12.12	21.88	20.10	-1.78	125.91	130.95	5.04	206.16	221.54	15.38
BROOKWOOD	45.18	51.19	6.01	21.88	20.10	-1.78	125.91	130.95	5.04	192.97	202.24	9.27
CEDAR GLEN	322.55	313.08	-9.47	21.88	20.10	-1.78	125.91	130.95	5.04	470.34	464.13	-6.21
CEDARWOOD	222.71	243.71	21.00	21.88	20.10	-1.78	125.91	130.95	5.04	370.50	394.76	24.26
CHAPEL CREEK	378.33	398.12	19.78	21.88	20.10	-1.78	125.91	130.95	5.04	526.12	549.17	23.04
CHARTER CAY	162.35	183.60	21.24	21.88	20.10	-1.78	125.91	130.95	5.04	310.14	334.65	24.50
CLUBSIDE	161.78	177.69	15.91	21.88	20.10	-1.78	125.91	130.95	5.04	309.57	328.74	19.17
COURTSIDE	39.43	50.10	10.66	21.88	20.10	-1.78	125.91	130.95	5.04	187.22	201.15	13.92
COVE, THE	69.82	73.10	3.29	21.88	20.10	-1.78	125.91	130.95	5.04	217.61	224.15	6.55
CYPRESS POINT	239.15	249.09	9.94	21.88	20.10	-1.78	125.91	130.95	5.04	386.94	400.14	13.20
CYPRESS WALK	271.64	281.75	10.11	21.88	20.10	-1.78	125.91	130.95	5.04	419.43	432.80	13.37
FAIRWAY OAKS	209.37	211.28	1.91	21.88	20.10	-1.78	125.91	130.95	5.04	357.16	362.33	5.17
FAIRWAY POINT I	353.81	412.44	58.63	21.88	20.10	-1.78	125.91	130.95	5.04	501.60	563.49	61.89
FAIRWAY POINT II	320.46	326.27	5.81	21.88	20.10	-1.78	125.91	130.95	5.04	468.25	477.32	9.07
ISLAND COURT	331.59	334.07	2.48	21.88	20.10	-1.78	125.91	130.95	5.04	479.38	485.12	5.74
ISLAND, THE	1,317.98	1,338.07	20.09	21.88	20.10	-1.78	125.91	130.95	5.04	1,465.77	1,489.12	23.35
LAKEWOOD GARDEN I	62.36	89.45	27.09	21.88	20.10	-1.78	125.91	130.95	5.04	210.15	240.50	30.35
LAKEWOOD GARDEN II	65.30	81.77	16.46	21.88	20.10	-1.78	125.91	130.95	5.04	213.09	232.82	19.72
LAKEWOOD GARDEN III	66.45	77.91	11.46	21.88	20.10	-1.78	125.91	130.95	5.04	214.24	228.96	14.72
LAKEWOOD MIDRISE CONDO I	49.36	51.74	2.38	21.88	20.10	-1.78	125.91	130.95	5.04	197.15	202.79	5.64
LAKEWOOD MIDRISE CONDO II	42.60	52.88	10.28	21.88	20.10	-1.78	125.91	130.95	5.04	190.39	203.93	13.54
LAKEWOOD MIDRISE CONDO III	44.04	50.11	6.07	21.88	20.10	-1.78	125.91	130.95	5.04	191.83	201.16	9.33
LAKEWOOD MIDRISE CONDO IV	49.73	60.81	11.08	21.88	20.10	-1.78	125.91	130.95	5.04	197.52	211.86	14.34
LAUREL OAKS I-III	114.61	129.82	15.21	21.88	20.10	-1.78	125.91	130.95	5.04	262.40	280.87	18.47
LAUREL OAKS IV	128.64	146.32	17.69	21.88	20.10	-1.78	125.91	130.95	5.04	276.43	297.37	20.95
MAHOGANY BEND	489.35	517.99	28.64	21.88	20.10	-1.78	125.91	130.95	5.04	637.14	669.04	31.90
OAKBROOK	621.80	680.72	58.92	21.88	20.10	-1.78	125.91	130.95	5.04	769.59	831.77	62.18
PEPPERTREE I	144.08	155.96	11.88	21.88	20.10	-1.78	125.91	130.95	5.04	291.87	307.01	15.14
PEPPERTREE II	133.35	152.09	18.73	21.88	20.10	-1.78	125.91	130.95	5.04	281.14	303.14	21.99
PEPPERTREE III	153.89	170.82	16.93	21.88	20.10	-1.78	125.91	130.95	5.04	301.68	321.87	20.19
PINELAKE	45.05	45.14	0.09	21.88	20.10	-1.78	125.91	130.95	5.04	192.84	196.19	3.35
PLANTATION COLONY	46.58	53.44	6.86	21.88	20.10	-1.78	125.91	130.95	5.04	194.37	204.49	10.12
PLANTERS POINT	316.59	328.83	12.23	21.88	20.10	-1.78	125.91	130.95	5.04	464.38	479.88	15.49
QUAIL HOLLOW	46.66	50.65	4.00	21.88	20.10	-1.78	125.91	130.95	5.04	194.45	201.70	7.26
RAPBOCA, LLC	873.83	878.87	5.04	0.00	0.00	0.00	0.00	0.00	0.00	873.83	878.87	5.04
SABAL LAKE	48.77	55.93	7.16	21.88	20.10	-1.78	125.91	130.95	5.04	196.56	206.98	10.42
SABAL LAKE WEST	46.25	54.16	7.91	21.88	20.10	-1.78	125.91	130.95	5.04	194.04	205.21	11.17
THE POINTE	311.02	323.63	12.61	21.88	20.10	-1.78	125.91	130.95	5.04	458.81	474.68	15.87
WATERS BEND	156.93	180.33	23.40	21.88	20.10	-1.78	125.91	130.95	5.04	304.72	331.38	26.66
WATERS EDGE	219.19	230.09	10.91	21.88	20.10	-1.78	125.91	130.95	5.04	366.98	381.14	14.17
WATERS REACH	181.76	198.31	16.55	21.88	20.10	-1.78	125.91	130.95	5.04	329.55	349.36	19.81
WEDGEWOOD	399.45	456.11	56.67	21.88	20.10	-1.78	125.91	130.95	5.04	547.24	607.16	59.93
WILLOW WOOD GARDENS	60.56	71.98	11.42	21.88	20.10	-1.78	125.91	130.95	5.04	208.35	223.03	14.68
WILLOW WOOD MIDRISE CONDO I	38.60	44.89	6.30	21.88	20.10	-1.78	125.91	130.95	5.04	186.39	195.94	9.56
WILLOW WOOD MIDRISE CONDO II	34.42	43.48	9.07	21.88	20.10	-1.78	125.91	130.95	5.04	182.21	194.53	12.33
WILLOW WOOD MIDRISE CONDO III	36.76	44.05	7.29	21.88	20.10	-1.78	125.91	130.95	5.04	184.55	195.10	10.55
WIND KEY	290.73	288.46	-2.27	21.88	20.10	-1.78	125.91	130.95	5.04	438.52	439.51	0.99
WOODBIDGE	254.18	261.01	6.84	21.88	20.10	-1.78	125.91	130.95	5.04	401.97	412.06	10.10
WOODCREST	169.66	195.87	26.22	21.88	20.10	-1.78	125.91	130.95	5.04	317.45	346.92	29.48
<b>TOTALS</b>	<b>52,446.33</b>	<b>51,139.99</b>	<b>(1,306.34)</b>	<b>1,247.16</b>	<b>1,145.70</b>	<b>-101.46</b>	<b>7,050.96</b>	<b>7,333.20</b>	<b>282.24</b>	<b>60,744.45</b>	<b>59,618.89</b>	<b>(1,125.56)</b>