



BOCA WEST MASTER ASSOCIATION

September 4, 2025

Dear Village Representatives and Management Companies,

Following is the 2025/2026 Boca West Master Association Budget which was adopted at the noticed BWMA Budget Adoption Board Meeting held on August 27, 2025. This Budget was carefully prepared by the staff, reviewed by the Finance Committee and the Board, and in the process amended where necessary.

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

The new Maintenance Assessments for the new fiscal year are due on October 1, 2025 and the remaining payments are due the first of each month.

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

Please call us should you have questions or need clarification.

Sincerely,

Michael Halpern

Treasurer

Boca West Master Association Board of Directors

Daniel Bejarano, President

Boca West Master Association Board of Directors



BOCA WEST
MASTER ASSOCIATION

ADOPTED BUDGET

FISCAL YEAR 2025/2026

October 1, 2025-September 30, 2026

August 27, 2025

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

DESCRIPTION	ADOPTED BUDGET FY 2025	ADOPTED BUDGET FY 2026	BUDGET VARIANCE FY'26 TO FY'25	BUDGET % CHANGE
REVENUE:				
GLADES MEDIAN	30,409	30,971	562	1.85%
TRANSPONDER REVENUE	60,000	55,000	(5,000)	-8.33%
INTEREST INCOME	123,132	177,271	54,139	43.97%
OAKBROOK SECURITY	252,044	256,824	4,780	1.90%
ISLAND SECURITY	174,253	177,264	3,011	1.73%
WEDGEWOOD SECURITY	164,475	167,395	2,920	1.78%
ASSESSMENT ROLLS	7,747,320	8,084,886	337,566	4.36%
MISCELLANEOUS	45,000	35,625	(9,375)	-20.83%
CITATION REVENUE	-	54,375	54,375	
CELL TOWER REVENUE	45,000	48,327	3,327	7.39%
CABLE ASSESSMENT	5,310,913	5,523,925	213,012	4.01%
CABLE ROYALTY	250,000	250,000	-	0.00%
RENTAL INCOME	95,973	98,578	2,605	2.71%
ALARM MONITORING ROYALTY	45,000	45,000	-	0.00%
EMERGENCY MEDICAL SERV. ASSESSMENT	916,920	842,141	(74,779)	-8.16%
BWCC CONTRIBUTION TO EMS ASSESSMENT		100,000	100,000	
DEFERRED CABLE COMMISSION	78,748	152,014	73,266	93.04%
PRIOR YEAR SURPLUS (FY 2024)	400,000	-	(400,000)	

TOTAL REVENUE:	15,739,187	16,099,596	360,409	2.29%
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EXPENSES:	ADOPTED BUDGET FY 2025	PROPOSED BUDGET FY 2026	BUDGET VARIANCE FY'26 TO FY'25	BUDGET % CHANGE
SECURITY	3,430,798	3,503,393	72,595	2.12%
LANDSCAPE & MAINTENANCE	4,013,146	3,998,145	(15,001)	-0.37%
GENERAL & ADMINISTRATION	2,024,910	2,085,492	60,582	2.99%
EMERGENCY MEDICAL SERVICES	916,920	942,141	25,221	2.75%
TRANSPONDER EXPENSES	30,000	34,000	4,000	13.33%
CABLE EXPENSE	5,310,913	5,523,925	213,012	4.01%
CABLEVISION COMMISSION	12,500	12,500	-	0.00%

TOTAL OPERATING EXPENSES:	15,739,187	16,099,596	360,409	2.29%
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ENDING BALANCE	-	-		
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**GLADES ROAD MEDIAN MAINTENANCE
ADOPTED BUDGET FY 2026**

COSTING BASE:

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

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
Boca Corp Centre Assoc. LTD.	4,702	4,789	87
Via Verde HOA	25,707	26,182	475
Total Budgeted Revenue	30,409	30,971	562

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 2026**

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
Transponders	60,000	55,000	(5,000)
Maintenance Expenses	(30,000)	(34,000)	(4,000)
Net Revenue	30,000	21,000	(9,000)

**INTEREST INCOME
ADOPTED BUDGET FY 2026**

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
Operating Interest	123,132	177,271	54,139

OAKBROOK
ADOPTED BUDGET FY 2026
(October 1, 2025-September 30, 2026)

Annual Security Gate Staffing Expenses

Wages	186,189	(1)
Holiday	4,662	(2)
PTO	14,208	(3)
Bonus	1,400	
Payroll Tax	15,995	(4)
Employee Benefits	17,991	(5)
401(k)	1,720	
Work.Comp.Ins.	3,594	
Uniforms	1,485	
Provisions	2,100	
	249,343	
	7,480	
	256,824	
	252,044	

Total Expenses
Management Fee
Adopted FY 2026 Assessment
Adopted FY 2025 Assessment

4,780 **1.90%**

Notes:

Wages Per, President of Oakbrook
Bonus Estimated FY 2026
Payroll Taxes 7.8% of total wages
Employee Benefits Moving to new carrier-5% savings
401(k) Max. 2% of FY 2026 annual wages
Work.Comp.Ins. Based on estimated premium (98,228).
Uniforms \$337.50/ qtr. with 10% increase, per vendor
Provisions \$175/mo.
Management Fee 3% based on total expenses

	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
Base Wages				
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
TOTAL BASE WAGES-24 HRS A DAY-365 DAYS A YEAR			8760	186,189 (1)
Holidays				
Gilgenback	27.75		56	1,554
Livingstone	27.75		56	1,554
Ziringer	27.75		56	1,554
Total Holiday Wages			168	4,662 (2)
Paid Time Off (PTO)				
Gilgenback	27.75		160	4,440
Livingstone	27.75		176	4,884
Ziringer	27.75		176	4,884
Total PTO			512	14,208 (3)
Total Wages				205,059
Payroll Taxes-7.8% of total wages				15,995 (4)
Health/Life Insurance				
	Per Month			Annual
Gilgenback	738.41			8,861
Livingstone	741.03			8,892
Ziringer	19.84			238
Total Employee Benefits				17,991 (5)

THE ISLAND
ADOPTED BUDGET FY 2026
(October 1, 2025-September 30, 2026)

Annual Security Gate Staffing Expenses	
Wages	124,321 (1)
Holiday	3,108 (2)
PTO	8,880 (3)
Bonus	775
Payroll Tax	10,632 (4)
Employee Benefits	17,894 (5)
401(k)	1,605
Work.Comp.Ins.	2,396
Uniforms	990
Provisions	1,500
Total Expenses	172,101
Management Fee	5,163
Adopted FY 2026 Assessment	177,264
Adopted FY 2025 Assessment	174,253
	3,011
	1.73%

Notes:
Wages Per, President of The Island
Bonus Estimated FY 2026
Payroll Taxes 7.8% of total wages
Employee Benefits Moving to new carrier-5% savings
401(k) Max. 2% of FY 2026 annual wages
Work.Comp.Ins. Based on estimated premium (98,228).
Uniforms \$225/qr. W 10% increase per vendor
Provisions \$125/mo.
Management Fee 3% based on total expenses

OFFICER	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
Base Wages				
Nguyen	19.25	19.83	2080	41,241
Peters	24.25	25.00	2080	52,000
Relief	18.50	18.50	1680	31,080
TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR			5,840	124,321 (1)
Holidays				
Nguyen	27.75		56	1,554
Peters	27.75		56	1,554
Total Holiday Wages			112	3,108 (2)
Paid Time Off (PTO)				
Nguyen	27.75		144	3,996
Peters	27.75		176	4,884
Total PTO			320	8,880 (3)
Total Wages				136,309
Payroll Taxes-7.8% of total wages				10,632 (4)
Health/Life Insurance				
	Per Month			Annual
Nguyen	741.05			8,893
Peters	750.08			9,001
Total Employee Benefits				17,894 (5)

WEDGEWOOD
ADOPTED BUDGET FY 2026
(October 1, 2025-September 30, 2026)

Annual Security Gate Staffing Expenses	
Wages	123,824 (1)
Holiday	3,108 (2)
PTO	9,546 (3)
Bonus	750
Payroll Tax	10,645 (4)
Employee Benefits	9,124 (5)
401(k)	636
Work.Comp.Ins.	2,396
Uniforms	990
Provisions	1,500
Total Expenses	162,519
Management Fee	4,876
Adopted FY 2026 Assessment	167,395
Adopted FY 2025 Assessment	164,475
	2,920
	1.78%

Notes:

Wages Per, President of Wedgewood
 Bonus Estimated FY 2026
 Payroll Taxes 7.8% of total wages
 Employee Benefits Moving to new carrier-5% savings
 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

OFFICER	CURRENT RATE	INCREASE	ANNUAL HOURS	ANNUAL TOTAL
<u>Base Wages</u>				
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
TOTAL BASE WAGES-16 HRS A DAY-365 DAYS A YEAR			5,840	123,824 (1)
<u>Holidays</u>				
Ellis	27.75		56	1,554
Seraphin	27.75		56	1,554
Total Holiday Wages			112	3,108 (2)
<u>Paid Time Off (PTO)</u>				
Ellis	27.75		176	4,884
Seraphin	27.75		168	4,662
Total PTO			344	9,546 (3)
Total Wages				136,478
Payroll Taxes-7.8% of total wages				10,645 (4)
<u>Health/Life Insurance</u>				
	Per Month			Annual
Ellis	18.96			228
Seraphin	741.35			8,896
Total Employee Benefits				9,124 (5)

**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	8,084,886	337,566	4.36%
MILLAGE RATE	7.2133	6.7319	-0.4814	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (Palm Beach County)				2026 ASSESSMENT (BWMMA)			ASSOCIATION PER MONTH			
	2023	2024	VARIANCE	% CHANGE	TOTAL 2025	TOTAL 2026	VARIANCE	% CHANGE	10/24 - 9/25	10/25 - 9/26	ASSOCIATION PER MONTH VARIANCE
AKOYA	230,748,640	245,083,958	14,335,318	6.21%	1,664,459	1,649,871	-14,588	-0.88%	138,704.91	137,489.23	-1,215.68
ARBOR LAKE	2,860,350	3,464,639	604,289	21.13%	20,633	23,323	2,691	13.04%	1,719.38	1,943.62	224.24
BAY WOOD	24,318,000	28,322,846	4,004,846	16.47%	175,413	190,665	15,252	8.70%	14,617.75	15,888.78	1,271.03
BOCA WEST CLUB, INC.	67,380,328	67,409,594	29,266	0.04%	486,034	453,792	-32,243	-6.63%	40,502.87	37,815.99	-2,686.88
BRIDGEWOOD MIDRISE I	8,422,669	9,739,251	1,316,582	15.63%	60,755	65,563	4,808	7.91%	5,062.94	5,463.61	400.67
BRIDGEWOOD MIDRISE II	6,129,635	7,844,094	1,714,459	27.97%	44,215	52,805	8,590	19.43%	3,684.57	4,400.44	715.87
BRIDGEWOOD TOWNHOUSE I	6,808,121	7,232,545	424,424	6.23%	49,109	48,688	-421	-0.86%	4,092.42	4,057.37	-35.04
BRIDGEWOOD TOWNHOUSE II	3,008,623	3,429,794	421,171	14.00%	21,702	23,089	1,387	6.39%	1,808.51	1,924.07	115.57
BRIDGEWOOD TOWNHOUSE III	2,513,655	3,161,860	648,205	25.79%	18,132	21,285	3,153	17.39%	1,510.98	1,773.77	262.79
BRIDGEWOOD VILLAS	1,942,114	2,472,163	530,049	27.29%	14,009	16,642	2,633	18.80%	1,167.42	1,386.85	219.43
BROOKWOOD	3,307,136	3,949,423	642,287	19.42%	23,855	26,587	2,732	11.45%	1,987.95	2,215.58	227.63
CEDAR GLEN	26,829,953	27,448,526	618,573	2.31%	193,532	184,780	-8,753	-4.52%	16,127.71	15,398.30	-729.40
CEDARWOOD	12,226,374	14,102,125	1,875,751	15.34%	88,192	94,934	6,741	7.64%	7,349.37	7,911.13	561.75
CHAPEL CREEK	23,287,468	25,828,919	2,541,451	10.91%	167,979	173,877	5,897	3.51%	13,998.29	14,489.72	491.43
CHARTER CAY	14,044,591	16,740,198	2,695,607	19.19%	101,308	112,693	11,385	11.24%	8,442.32	9,391.05	948.74
CLUBSIDE	29,066,393	33,649,350	4,582,957	15.77%	209,665	226,523	16,858	8.04%	17,472.05	18,876.89	1,404.84
COURTSIDE	3,148,906	4,216,495	1,067,589	33.90%	22,714	28,385	5,671	24.97%	1,892.83	2,365.40	472.57
COVE, THE	8,827,057	9,741,644	914,587	10.36%	63,672	65,579	1,907	3.00%	5,306.02	5,464.95	158.93
CYPRESS POINT	20,290,209	22,275,086	1,984,877	9.78%	146,359	149,953	3,593	2.46%	12,196.61	12,496.06	299.45
CYPRESS WALK	19,431,962	21,243,787	1,811,825	9.32%	140,169	143,010	2,842	2.03%	11,680.71	11,917.52	236.80
FAIRWAY OAKS	11,842,612	12,596,145	753,533	6.36%	85,424	84,795	-629	-0.74%	7,118.69	7,066.29	-52.40
FAIRWAY POINT I	17,657,773	21,695,988	4,038,215	22.87%	127,371	146,054	18,684	14.67%	10,614.23	12,171.20	1,556.96
FAIRWAY POINT II	31,454,143	33,753,850	2,299,707	7.31%	226,888	227,226	338	0.15%	18,907.34	18,935.51	28.17
ISLAND COURT	22,065,028	23,430,938	1,365,910	6.19%	159,162	157,734	-1,428	-0.90%	13,263.47	13,144.48	-118.99
ISLAND, THE	26,310,981	28,154,968	1,843,987	7.01%	189,789	189,535	-254	-0.13%	15,815.75	15,794.61	-21.14
LAKEWOOD GARDEN I	2,904,955	4,391,679	1,486,724	51.18%	20,954	29,564	8,610	41.09%	1,746.19	2,463.68	717.49
LAKEWOOD GARDEN II	3,259,031	4,301,188	1,042,157	31.98%	23,508	28,955	5,447	23.17%	1,959.03	2,412.92	453.89
LAKEWOOD GARDEN III	3,979,521	4,917,758	938,237	23.58%	28,705	33,106	4,400	15.33%	2,392.12	2,758.80	366.68
LAKEWOOD MIDRISE CONDO I	7,554,802	8,346,477	791,675	10.48%	54,495	56,187	1,692	3.11%	4,541.25	4,682.28	141.02
LAKEWOOD MIDRISE CONDO II	2,763,922	3,616,333	852,411	30.84%	19,937	24,345	4,408	22.11%	1,661.42	2,028.72	367.30
LAKEWOOD MIDRISE CONDO III	10,111,189	12,125,315	2,014,126	19.92%	72,935	81,626	8,691	11.92%	6,077.92	6,802.16	724.24
LAKEWOOD MIDRISE CONDO IV	7,032,219	9,063,426	2,031,207	28.88%	50,725	61,014	10,288	20.28%	4,227.12	5,084.48	857.35
LAUREL OAKS I-III	30,887,860	36,877,057	5,989,197	19.39%	222,803	248,251	25,448	11.42%	18,566.95	20,687.60	2,120.65
LAUREL OAKS IV	8,131,878	9,749,723	1,617,845	19.90%	58,658	65,634	6,976	11.89%	4,888.14	5,469.48	581.34
MAHOGANY BEND	31,748,992	35,422,584	3,673,592	11.57%	229,015	238,460	9,445	4.12%	19,084.58	19,871.65	787.07
OAKBROOK	43,445,801	50,131,710	6,685,909	15.39%	313,388	337,480	24,092	7.69%	26,115.63	28,123.30	2,007.67
PEPPERTREE I	16,778,848	19,142,879	2,364,031	14.09%	121,031	128,867	7,836	6.47%	10,085.90	10,738.93	653.03
PEPPERTREE II	14,641,933	17,600,609	2,958,676	20.21%	105,617	118,485	12,868	12.18%	8,801.39	9,873.74	1,072.35
PEPPERTREE III	18,432,683	21,566,358	3,133,675	17.00%	132,960	145,182	12,221	9.19%	11,080.04	12,098.47	1,018.44
PINELAKE	4,796,510	5,066,149	269,639	5.62%	34,599	34,105	-494	-1.43%	2,883.22	2,842.05	-41.17
PLANTATION COLONY	9,298,196	11,244,538	1,946,342	20.93%	67,071	75,597	8,626	12.86%	5,589.22	6,308.05	718.83
PLANTERS POINT	25,280,843	27,676,136	2,395,293	9.47%	182,358	186,312	3,954	2.17%	15,196.52	15,525.99	329.46
QUAIL HOLLOW	5,045,367	5,773,376	728,009	14.43%	36,394	38,866	2,472	6.79%	3,032.81	3,238.80	205.98

**MISCELLANEOUS INCOME
ADOPTED BUDGET FY 2026**

Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
45,000	35,625	(9,375)

CITATION INCOME

Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
-	54,375	54,375

**CELL TOWER REVENUE
ADOPTED BUDGET FY 2026**

Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
45,000	48,327	3,327

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

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

Oct 2025-July 2026

4,572,774.00

Aug/Sept 2026 -4% increase

951,150.96

Annual

5,523,924.96

**CABLE ROYALTY
ADOPTED BUDGET FY 2026**

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget 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 2026

COSTING BASE:

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

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
<u>RENTALS</u>			
BWCC-Human Resources #103	25,792	26,269	477
BMG Homes	30,181	30,950	769
AMR	40,000	41,359	1,359
Total Budgeted Revenue	95,973	98,578	2,605

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
ADOPTED BUDGET FY 2026

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
Based on royalty agreement with ADT Security Services with an average Boca West subscriber base of 1,250 @\$3/each	45,000	45,000	-

**EMERGENCY MEDICAL SERVICES
ADOPTED BUDGET FY 2026**

	Adopted Budget FY 2025	Adopted Budget FY 2026	Budget Variance
<u>REVENUE</u>			
BWMA Assessment	916,920	842,141	(74,779)
<u>EXPENSES</u>			
Electricity	3,000	3,000	-
Water & Sewer	1,000	900	(100)
Telephone	900	900	-
Janitorial Supplies	5,500	5,500	-
Repair/Maint./Replacements	1,000	1,000	-
Alarm Monit./Fire Inspections	1,000	500	(500)
Pest Control	600	650	50
General Insurance	1,800	1,800	-
Contingency	500	500	-
EMS Contract	859,020	884,791	25,771
Rent w/ tax	42,600	42,600	-
BWCC Contribution	-	(100,000)	(100,000)
<u>TOTAL EXPENSES</u>	916,920	842,141	(74,779)
<u>NET REVENUE</u>	-	-	-

Note:

EMS Contract 3% increase, effective October 1, 2025

BOCA WEST MASTER ASSOCIATION, INC.
ANNUAL EMS ASSESSMENT
ADOPTED BUDGET FY 2026
(October 2025- September 2026)
\$241.16
\$20.10 per month/per unit

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

**DEFERRED CABLE COMMISSION
ADOPTED BUDGET FY 2026**

Adopted Budget FY 2025	Adopted 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	-\$152,014
Less: FY 2026	-\$152,014
Balance	\$582,719

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

DESCRIPTION	ADOPTED		ADOPTED		BUDGET		BUDGET	
	BUDGET	FY 2025	BUDGET	FY 2026	VAR. \$	VAR %	BUDGET	VAR %
WAGES	2,144,008		2,235,722		91,714	4.28%		
OVERTIME	125,000		90,000		-35,000	-28.00%		
BONUS & INCENTIVES	35,195		37,126		1,931	5.49%		
401K COMPANY CONTRIBUTION	20,730		22,000		1,270	6.13%		
PAYROLL TAXES	179,728		184,302		4,574	2.55%		
EMPLOYEE BENEFITS	273,392		237,424		-35,968	-13.16%		
EMPLOYEE-BENEFITS-ANNUITY	1,000		1,000		0	0.00%		
PAYROLL RELATED COSTS:	2,779,053		2,807,575		28,522	1.03%		
UNIFORMS & ACCESSORIES	16,000		20,000		4,000	25.00%		
OFFICE/GATEHOUSE PROVISIONS	15,000		12,000		-3,000	-20.00%		
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	3,000		10,000		7,000	233.33%		
PBSO CONTRACT SERVICES	658,031		677,772		19,741	3.00%		
BWCC CONTRIBUTION	(221,000)		(221,000)		0	0.00%		
SECURITY SOFTWARE LEASE	35,200		34,612		-588	-1.67%		
COMPUTER SYSTEM MAINTENANCE/REPL.	12,000		13,500		1,500	12.50%		
RADIO SUPPLIES	1,000		1,000		0	0.00%		
OFFICE & COPIER EXPENSES	6,000		8,000		2,000	33.33%		
UTILITIES-ELECTRICITY	12,500		12,500		0	0.00%		

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

DESCRIPTION	ADOPTED		ADOPTED		BUDGET		BUDGET	
	BUDGET	FY 2025	BUDGET	FY 2026	VAR. \$	VAR %	BUDGET	VAR %
UTILITIES-WATER & SEWER	1,500		1,000		-500	-33.33%		
UTILITIES-TELEPHONE/INTERNET	22,500		36,884		14,384	63.93%		
JANITORIAL SUPPLIES	6,000		6,000		0	0.00%		
REPAIR & MAINTENANCE-GATE HOUSES	5,000		9,000		4,000	80.00%		
REPAIR & MAINTENANCE - GATES/CCTV	30,000		25,000		-5,000	-16.67%		
REP/MAINT-PLUMBING/ELECTRICAL/ A/C	5,000		5,000		0	0.00%		
REPAIR & MAINTENANCE-PAINTING/PRESSURE CL	5,000		6,000		1,000	20.00%		
VEHICLE MAINTENANCE	6,500		6,500		0	0.00%		
VEHICLE LEASE PAYMENTS	10,764		10,800		36	0.33%		
VEHICLE FLEET GAS	15,000		15,000		0	0.00%		
ALARM MONITORING/FIRE INSPECTION	500		500		0	0.00%		
PEST CONTROL	750		750		0	0.00%		
SECURITY EQUIPMENT/STORM PREP/MISC.	3,000		2,500		-500	-16.67%		
CONTINGENCY	2,500		2,500		0	0.00%		
OTHER OPERATING COSTS:	651,745		695,818		44,073	6.76%		
TOTAL:	3,430,799		3,503,393		72,594	2.12%		

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

DESCRIPTION	ADOPTED		ADOPTED		BUDGET		BUDGET	
	BUDGET	FY 2025	BUDGET	FY 2026	VAR. \$	VAR. %	VAR. %	
SALARIES/WAGES		1,886,701		1,993,559	106,858		5.66%	
OVERTIME		500		500	0		0.00%	
BONUS & INCENTIVES		43,055		45,650	2,595		6.03%	
401K COMPANY CONTRIBUTION		32,523		36,974	4,451		13.69%	
PAYROLL TAXES		150,560		159,097	8,537		5.67%	
EMPLOYEE BENEFITS-HEALTH		231,857		222,047	-9,810		-4.23%	
EMPLOYEE BENEFITS-ANNUITY		960		966	6		0.63%	

PAYROLL RELATED COSTS:	2,346,156	2,458,794	112,638	4.80%
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UNIFORMS & ACCESSORIES	17,000	18,200	1,200	7.06%
OFFICE PROVISIONS	6,500	8,000	1,500	23.08%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	3,000	3,000	0	0.00%
COMPUTER SYSTEM MAINTENANCE	12,000	12,000	0	0.00%
RADIO SUPPLIES	2,000	1,000	-1,000	-50.00%
OFFICE AND COPIER EXPENSES	8,800	8,000	-800	-9.09%
ELECTRICITY-L/M BUILDING	8,000	8,000	0	0.00%
ELECTRICITY-LAKE PUMP/FOUNT./WATERFALL	77,000	77,000	0	0.00%
ELECTRICITY-IRR. PUMP STATION	62,000	61,000	-1,000	-1.61%
UTILITIES-WATER & SEWER	3,500	3,800	300	8.57%
UTILITIES-TELEPHONE	3,000	3,000	0	0.00%
TRASH DISPOSAL/REMOVAL	50,000	45,000	-5,000	-10.00%

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

DESCRIPTION	ADOPTED		ADOPTED		BUDGET	
	BUDGET FY 2025		BUDGET FY 2026		VAR. \$	VAR %
ELECTRICITY-STREET LIGHTS	155,000		50,000		-105,000	-67.74%
JANITORIAL SUPPLIES	16,500		13,000		-3,500	-21.21%
JANITORIAL CONTRACT	56,000		84,000		28,000	50.00%
REPAIR/MAINT- HAKDWARE/OTHER	15,000		12,000		-3,000	-20.00%
REPAIR/MAINT-LAKE PUMP/FOUNTAIN	41,000		30,000		-11,000	-26.83%
REPAIR/ MAINT-PLUMB/ELECT/A/C	6,000		6,000		0	0.00%
REPAIR/MAINT-BUILDING	10,000		10,000		0	0.00%
REPAIR-PAINTING/PRESSURE CLEANING	20,000		15,000		-5,000	-25.00%
WATERFALL/FOUNT. TREATMENT	5,500		4,000		-1,500	-27.27%
REPAIR/MAINT-ROADS & PATHS	85,000		95,000		10,000	11.76%
LAKE MAINTENANCE-CONTRACT	310,540		310,540		0	0.00%
REPAIR/MAINTENANCE-LAKES-OTHER	40,000		40,000		0	0.00%
REPAIR/REPLACEMENT-SIGNS	500		1,000		500	100.00%
REPAIR/MAINT-MOWERS/EQUIPMENT	45,000		50,000		5,000	11.11%
REPAIR/MAINT-LANDSCAPE LIGHTING	7,500		7,500		0	0.00%
HERBICIDES/INSECTICIDES	30,000		30,000		0	0.00%
FERTILIZERS	30,000		30,000		0	0.00%
PLANTS/SEED/SOD	125,000		125,000		0	0.00%
IRRIGATION	45,000		45,000		0	0.00%
TREE PRUNING/NATURE PRESERVE	201,250		201,250		0	0.00%
GROUND SUPPLIES	29,000		25,000		-4,000	-13.79%
VEHICLE MAINTENANCE	11,000		11,000		0	0.00%

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

DESCRIPTION	ADOPTED BUDGET FY 2025	ADOPTED BUDGET FY 2026	BUDGET VAR. \$	BUDGET VAR %
VEHICLE LEASE PAYMENTS	0	9,861	9,861	
VEHICLE FUEL	24,000	24,000	0	0.00%
DIESEL FUEL	24,000	20,000	-4,000	-16.67%
ALARM MONITORING/FIRE INSPECTION	2,200	2,200	0	0.00%
PEST CONTROL	5,000	5,000	0	0.00%
IGUANA PROGRAM	50,000	50,000	0	0.00%
ALGAE CONTROL	135,200	130,000	-5,200	-3.85%
TOOLS/SMALL EQUIPMENT	18,000	18,000	0	0.00%
SAFETY EQUIPMENT	6,000	6,000	0	0.00%
RECLAIMED WATER EXPENSE	96,000	102,000	6,000	6.25%
CONTINGENCY	8,000	8,000	0	0.00%
BWCC CONTRIBUTION	-239,000	-279,000	-40,000	16.74%
OTHER OPERATING COSTS:	1,666,990	1,539,351	-127,639	-7.66%
TOTAL:	4,013,146	3,998,145	-15,001	-0.37%

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

DESCRIPTION	ADOPTED BUDGET		ADOPTED BUDGET		BUDGET VAR. \$		BUDGET VAR %	
	FY 2025	FY 2026	FY 2025	FY 2026				
WAGES	778,985	801,408	22,423				2.88%	
BONUS & INCENTIVES	58,880	60,275	1,395				2.37%	
401K COMPANY CONTRIBUTION	13,954	16,028	2,074				14.86%	
PAYROLL TAXES	65,353	67,211	1,858				2.84%	
EMPLOYEE BENEFITS-HEALTH	105,038	59,348	-45,690				-43.50%	
PAYROLL COSTS:								
	1,022,210	1,004,270	(17,940)				-1.75%	
OFFICE PROVISIONS	4,000	4,000	0				0.00%	
MEETING EXPENSE	20,000	15,000	-5,000				-25.00%	
DUES/LICENSES/SCREENING/CONTINUING ED.	8,000	6,500	-1,500				-18.75%	
PROFESSIONAL FEES - LEGAL	85,000	85,000	0				0.00%	
ANNUAL AUDIT/TAX PREPARATION/BALLOTS	28,600	28,600	0				0.00%	
PAYROLL RELATED SERVICES	24,000	33,000	9,000				37.50%	
401(K) ADMINISTRATION FEE	5,000	5,000	0				0.00%	
CONSULTANT FEES	6,500	-	-6,500				-100.00%	
COMPUTER MAINTENANCE/WEBSITE	45,000	88,000	43,000				95.56%	
OFFICE & COPIER EXPENSES	21,500	21,500	0				0.00%	
POSTAGE/LEASE PAYMENTS	2,500	5,000	2,500				100.00%	
NEWSLETTER/COMMUNICATIONS/MARKETING	52,000	42,800	-9,200				-17.69%	
UTILITIES-ELECTRICITY	35,000	40,000	5,000				14.29%	
UTILITIES-WATER & SEWER	1,500	1,500	0				0.00%	

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

<u>DESCRIPTION</u>	ADOPTED BUDGET FY 2025	ADOPTED BUDGET FY 2026	BUDGET VAR. \$	BUDGET VAR %
UTILITIES-TELEPHONE	4,200	8,000	3,800	90.48%
TRASH DISPOSAL/REMOVAL	14,000	14,000	0	0.00%
JANITORIAL SUPPLIES	9,000	8,000	-1,000	-11.11%
REPAIR/MAINT.-BLDG.REPAIRS/CLEANING/PAINTING	9,000	12,000	3,000	33.33%
VEHICLE MAINTENANCE	500	500	0	0.00%
VEHICLE LEASE PAYMENTS	9,000	-	-9,000	-100.00%
VEHICLE FUEL	1,000	1,000	0	0.00%
ALARM MONITORING/FIRE INSPECTION	1,000	1,000	0	0.00%
PEST CONTROL	2,500	2,500	0	0.00%
HOLIDAY LIGHTS CONTRACT	88,000	85,000	-3,000	-3.41%
GENERAL INSURANCE	342,352	393,300	50,948	14.88%
WORKERS' COMPENSATION INSURANCE	92,675	98,228	5,553	5.99%
AUTOMOBILE INSURANCE	59,400	71,094	11,694	19.69%
CONTINGENCY	25,000	5,000	-20,000	-80.00%
BAD DEBTS	1,973	1,200	-773	-39.18%
TAXES/LICENSES/FEES/TERMINAL FEES	4,500	4,500	0	0.00%
OTHER OPERATING COSTS:	1,002,700	1,081,222	78,522	7.83%
TOTAL OPERATING COSTS:	2,024,910	2,085,492	60,582	2.99%

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

**ADOPTED
BUDGET
FY 2026**

REVENUE:

HOME SALES-120@\$10k	1,200,000
INTEREST INCOME	48,000
TOTAL REVENUE:	1,248,000

**ADOPTED
BUDGET
FY 2026**

EXPENSES:

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
TOTAL EXPENSES:	1,433,005

ENDING BALANCE	(185,005)
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SPECIAL PROJECTS

Due Dilligence Professional Planning	250,000
	250,000

SECURITY

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

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
	574,500

ASSESSMENT COMPARISONS FISCAL YEAR 2025 AND FISCAL YEAR 2026

BWMA ASSESSMENT	MASTER			AMR			HOTWIRE			TOTAL ASSESSMENTS		
	2025	2026	VARIANCE	2025	2026	VARIANCE	2025	2026	VARIANCE	2025	2026	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	1,227.48	1,216.72	-10.76	21.88	20.10	-1.78	125.91	130.95	5.04	1,375.27	1,367.77	-7.50
ARBOR LAKE	37.38	42.25	4.87	21.88	20.10	-1.78	125.91	130.95	5.04	185.17	193.30	8.13
BAY WOOD	205.88	223.79	17.90	21.88	20.10	-1.78	125.91	130.95	5.04	353.67	374.84	21.16
BOCA WEST CLUB, INC.	40,502.87	37,815.99	-2,686.88	21.88	20.10	-1.78	0.00	0.00	0.00	40,524.75	37,836.09	-2,688.66
BRIDGEWOOD MIDRISE I	44.41	47.93	3.51	21.88	20.10	-1.78	125.91	130.95	5.04	192.20	198.98	6.77
BRIDGEWOOD MIDRISE II	48.48	57.90	9.42	21.88	20.10	-1.78	125.91	130.95	5.04	196.27	208.95	12.68
BRIDGEWOOD TOWNHOUSE I	54.57	54.10	-0.47	21.88	20.10	-1.78	125.91	130.95	5.04	202.36	205.15	2.79
BRIDGEWOOD TOWNHOUSE II	43.06	45.81	2.75	21.88	20.10	-1.78	125.91	130.95	5.04	190.85	196.86	6.01
BRIDGEWOOD TOWNHOUSE III	35.14	41.25	6.11	21.88	20.10	-1.78	125.91	130.95	5.04	182.93	192.30	9.37
BRIDGEWOOD VILLAS	58.37	69.34	10.97	21.88	20.10	-1.78	125.91	130.95	5.04	206.16	220.39	14.23
BROOKWOOD	45.18	50.35	5.17	21.88	20.10	-1.78	125.91	130.95	5.04	192.97	201.40	8.43
CEDAR GLEN	322.55	307.97	-14.59	21.88	20.10	-1.78	125.91	130.95	5.04	470.34	459.02	-11.33
CEDARWOOD	222.71	239.73	17.02	21.88	20.10	-1.78	125.91	130.95	5.04	370.50	390.78	20.28
CHAPEL CREEK	378.33	391.61	13.28	21.88	20.10	-1.78	125.91	130.95	5.04	526.12	542.66	16.54
CHARTER CAY	162.35	180.60	18.24	21.88	20.10	-1.78	125.91	130.95	5.04	310.14	331.65	21.50
CLUBSIDE	161.78	174.79	13.01	21.88	20.10	-1.78	125.91	130.95	5.04	309.57	325.84	16.27
COURTSIDE	39.43	49.28	9.85	21.88	20.10	-1.78	125.91	130.95	5.04	187.22	200.33	13.11
COVE, THE	69.82	71.91	2.09	21.88	20.10	-1.78	125.91	130.95	5.04	217.61	222.96	5.35
CYPRESS POINT	239.15	245.02	5.87	21.88	20.10	-1.78	125.91	130.95	5.04	386.94	396.07	9.13
CYPRESS WALK	271.64	277.15	5.51	21.88	20.10	-1.78	125.91	130.95	5.04	419.43	428.20	8.77
FAIRWAY OAKS	209.37	207.83	-1.54	21.88	20.10	-1.78	125.91	130.95	5.04	357.16	358.88	1.72
FAIRWAY POINT I	353.81	405.71	51.90	21.88	20.10	-1.78	125.91	130.95	5.04	501.60	556.76	55.16
FAIRWAY POINT II	320.46	320.94	0.48	21.88	20.10	-1.78	125.91	130.95	5.04	468.25	471.99	3.74
ISLAND COURT	331.59	328.61	-2.97	21.88	20.10	-1.78	125.91	130.95	5.04	479.38	479.66	0.29
ISLAND, THE	1,317.98	1,316.22	-1.76	21.88	20.10	-1.78	125.91	130.95	5.04	1,465.77	1,467.27	1.50
LAKEWOOD GARDEN I	62.36	87.99	25.62	21.88	20.10	-1.78	125.91	130.95	5.04	210.15	239.04	28.88
LAKEWOOD GARDEN II	65.30	80.43	15.13	21.88	20.10	-1.78	125.91	130.95	5.04	213.09	231.48	18.39
LAKEWOOD GARDEN III	66.45	76.63	10.19	21.88	20.10	-1.78	125.91	130.95	5.04	214.24	227.68	13.45
LAKEWOOD MIDRISE CONDO I	49.36	50.89	1.53	21.88	20.10	-1.78	125.91	130.95	5.04	197.15	201.94	4.79
LAKEWOOD MIDRISE CONDO II	42.60	52.02	9.42	21.88	20.10	-1.78	125.91	130.95	5.04	190.39	203.07	12.68
LAKEWOOD MIDRISE CONDO III	44.04	49.29	5.25	21.88	20.10	-1.78	125.91	130.95	5.04	191.83	200.34	8.51
LAKEWOOD MIDRISE CONDO IV	49.73	59.82	10.09	21.88	20.10	-1.78	125.91	130.95	5.04	197.52	210.87	13.35
LAUREL OAKS I-III	114.61	127.70	13.09	21.88	20.10	-1.78	125.91	130.95	5.04	262.40	278.75	16.35
LAUREL OAKS IV	128.64	143.93	15.30	21.88	20.10	-1.78	125.91	130.95	5.04	276.43	294.98	18.56
MAHOGANY BEND	489.35	509.53	20.18	21.88	20.10	-1.78	125.91	130.95	5.04	637.14	660.58	23.44
OAKBROOK	621.80	669.60	47.80	21.88	20.10	-1.78	125.91	130.95	5.04	769.59	820.65	51.06
PEPPERTREE I	144.08	153.41	9.33	21.88	20.10	-1.78	125.91	130.95	5.04	291.87	304.46	12.59
PEPPERTREE II	133.35	149.60	16.25	21.88	20.10	-1.78	125.91	130.95	5.04	281.14	300.65	19.51
PEPPERTREE III	153.89	168.03	14.14	21.88	20.10	-1.78	125.91	130.95	5.04	301.68	319.08	17.40
PINELAKE	45.05	44.41	-0.64	21.88	20.10	-1.78	125.91	130.95	5.04	192.84	195.46	2.62
PLANTATION COLONY	46.58	52.57	5.99	21.88	20.10	-1.78	125.91	130.95	5.04	194.37	203.62	9.25
PLANTERS POINT	316.59	323.46	6.86	21.88	20.10	-1.78	125.91	130.95	5.04	464.38	474.51	10.12
QUAIL HOLLOW	46.66	49.83	3.17	21.88	20.10	-1.78	125.91	130.95	5.04	194.45	200.88	6.43
RAPBOCA, LLC	873.83	864.51	-9.31	0.00	0.00	0.00	0.00	0.00	0.00	873.83	864.51	-9.31
SABAL LAKE	48.77	55.01	6.24	21.88	20.10	-1.78	125.91	130.95	5.04	196.56	206.06	9.50
SABAL LAKE WEST	46.25	53.28	7.02	21.88	20.10	-1.78	125.91	130.95	5.04	194.04	204.33	10.28
THE POINTE	311.02	318.34	7.32	21.88	20.10	-1.78	125.91	130.95	5.04	458.81	469.39	10.58
WATERS BEND	156.93	177.38	20.45	21.88	20.10	-1.78	125.91	130.95	5.04	304.72	328.43	23.71
WATERS EDGE	219.19	226.33	7.15	21.88	20.10	-1.78	125.91	130.95	5.04	366.98	377.38	10.41
WATERS REACH	181.76	195.07	13.31	21.88	20.10	-1.78	125.91	130.95	5.04	329.55	346.12	16.57
WEDGEWOOD	399.45	448.66	49.22	21.88	20.10	-1.78	125.91	130.95	5.04	547.24	599.71	52.48
WILLOW WOOD GARDENS	60.56	70.80	10.25	21.88	20.10	-1.78	125.91	130.95	5.04	208.35	221.85	13.51
WILLOW WOOD MIDRISE CONDO I	38.60	44.16	5.56	21.88	20.10	-1.78	125.91	130.95	5.04	186.39	195.21	8.82
WILLOW WOOD MIDRISE CONDO II	34.42	42.77	8.36	21.88	20.10	-1.78	125.91	130.95	5.04	182.21	193.82	11.62
WILLOW WOOD MIDRISE CONDO III	36.76	43.33	6.57	21.88	20.10	-1.78	125.91	130.95	5.04	184.55	194.38	9.83
WIND KEY	290.73	283.75	-6.98	21.88	20.10	-1.78	125.91	130.95	5.04	438.52	434.80	-3.72
WOODBIDGE	254.18	256.75	2.57	21.88	20.10	-1.78	125.91	130.95	5.04	401.97	407.80	5.83
WOODCREST	169.66	192.67	23.02	21.88	20.10	-1.78	125.91	130.95	5.04	317.45	343.72	26.28
TOTALS	52,446.33	50,304.78	-2,141.55	1,247.16	1,145.70	-101.46	7,050.96	7,333.20	282.24	60,744.45	58,783.68	-1,960.77