



BOCA WEST
MASTER ASSOCIATION

PROPOSED BUDGET

FISCAL YEAR 2026/2027

October 1, 2026-September 30, 2027

AUGUST 7, 2026

BOCA WEST MASTER ASSOCIATION, INC.
PROPOSED BUDGET FY 2027
(October 1, 2026- September 30, 2027)
SUMMARY

	ACTUALS FY 2025	ADOPTED BUDGET FY 2026	PROJECTED YEAR END FY 2026	OVER/(UNDER) ADOPTED VS PROJECTED FY 2026	PROPOSED BUDGET FY 2027	BUDGET VARIANCE FY'27 TO FY'26	BUDGET % CHANGE
GLADES MEDIAN	30,231	30,971	31,040	69	32,229	1,258	4.06%
TRANSPONDER REVENUE	54,638	55,000	62,365	7,365	60,000	5,000	9.09%
INTEREST INCOME	261,085	177,271	113,406	(63,866)	108,505	(68,766)	-38.79%
ISLAND SECURITY	174,253	177,264	177,264	-	184,159	6,895	3.89%
OAKBROOK SECURITY	252,044	256,824	256,824	-	267,340	10,516	4.09%
WEDGEWOOD SECURITY	164,475	167,395	163,672	(3,723)	-	(167,395)	-100.00%
ASSESSMENT ROLLS	7,747,320	8,084,886	8,084,886	-	8,600,455	515,569	6.38%
MISCELLANEOUS INCOME	236,252	35,625	90,923	55,298	77,375	41,750	117.19%
CITATION REVENUE	47,100	54,375	9,400	(44,975)	45,000	(9,375)	-17.24%
CELL TOWER REVENUE	47,928	48,327	47,705	(622)	47,459	(868)	-1.80%
CABLE ASSESSMENT	5,311,332	5,523,925	5,523,925	-	5,733,515	209,590	3.79%
CABLE ROYALTY	252,471	250,000	250,000	-	250,000	-	0.00%
RENTAL INCOME	97,181	98,578	100,014	1,436	104,355	5,777	5.86%
ALARM MONITORING ROYALTY	37,990	45,000	42,657	(2,343)	45,000	-	0.00%
EMERGENCY MEDICAL SERV. ASSESSMENT	916,920	842,141	842,141	-	926,834	84,693	10.06%
BWCC CONTRIBUTION TO EMS ASSESSMENT	-	100,000	100,000	-	50,000	(50,000)	-50.00%
DEFERRED CABLE COMMISSION	152,014	152,014	152,014	-	152,014	-	0.00%
TOTAL REVENUE:	15,783,234	16,099,596	16,048,235	(51,361)	16,684,240	584,644	3.63%

	ACTUALS FY 2025	ADOPTED BUDGET FY 2026	PROJECTED YEAR END FY 2026	OVER/(UNDER) ADOPTED VS PROJECTED FY 2026	PROPOSED BUDGET FY 2027	BUDGET VARIANCE FY'27 TO FY'26	BUDGET % CHANGE
SECURITY	3,361,245	3,503,393	3,436,134	(67,259)	3,643,959	140,566	4.01%
LANDSCAPE & MAINTENANCE	4,089,728	3,998,145	3,863,669	(134,476)	4,182,337	184,192	4.61%
GENERAL & ADMINISTRATION	2,063,431	2,085,492	1,929,049	(156,443)	2,101,095	15,603	0.75%
EMERGENCY MEDICAL SERVICES	917,138	942,141	946,790	4,649	976,834	34,693	3.68%
TRANSPONDER EXPENSES	34,926	34,000	32,156	(1,844)	34,000	-	0.00%
CABLE EXPENSE	5,309,697	5,523,925	5,518,259	(5,666)	5,733,515	209,590	3.79%
CABLEVISION COMMISSION	12,500	12,500	12,500	-	12,500	-	0.00%
TOTAL EXPENSES	15,788,665	16,099,596	15,738,557	(361,039)	16,684,240	584,644	3.63%

ENDING BALANCE	(5,431)	-	309,677	309,677	-	0	
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THE ISLAND
PROPOSED BUDGET FY 2026/2027
(October 1, 2026-September 30, 2027)

Annual Security Gate Staffing Expenses

Wages	126,006	(1)
Holidays	3,276	(2)
PTO	9,360	(3)
Bonuses	825	
Payroll Taxes	10,814	(4)
Employee Benefits	17,836	(5)
Employer 401(k) Contribution	1,605	
Work.Comp.Ins.	2,467	
Uniforms	1,400	
Provisions	1,800	
Total Expenses	175,389	
Management Fee	8,769	
Proposed FY 2027 Assessment	184,159	
Adopted FY 2026 Assessment	177,264	
3.89%	6,895	

Notes:

Wages	No change from current rate
Bonuses	No change from prior year
Payroll Taxes	7.8% of total wages
Employee Benefits	EE contribution increased/3.4% increase in prem.
Employer 401(k) Contribution	Max. 2% of FY 2027 annual wages
Work.Comp.Ins.	Based on estimated premium (99,913).
Uniforms	\$350/qtr.-\$175 per EE
Provisions	\$150/mo.
Management Fee	5% of total expenses

	Current Rate	Increase	Annual Hours	Annual Total	
Base Wages					
Nguyen	19.83	19.83	2080	41,246	
Peters	25.00	25.00	2080	52,000	
Relief	19.50	19.50	1680	32,760	
Total Base Wages-16 Hours A Day-365 Days a year			5,840	126,006	(1)
Holidays					
Nguyen	29.25		56	1,638	
Peters	29.25		56	1,638	
Total Holiday Wages			112	3,276	(2)
Paid Time Off (PTO)					
Nguyen	29.25		144	4,212	
Peters	29.25		176	5,148	
Total PTO			320	9,360	(3)
Total Wages				138,642	
Payroll Taxes				10,814	(4)
Employee Benefits					
	Per Month			Annual	
Nguyen	732.99			8,796	
Peters	753.31			9,040	
Total Employee Benefits				17,836	(5)

OAKBROOK
PROPOSED BUDGET FY 2026/2027
(October 1, 2026-September 30, 2027)

Annual Security Gate Staffing Expenses

Wages	188,708	(1)
Holidays	4,914	(2)
PTO	14,976	(3)
Bonuses	1,450	
Payroll Taxes	16,271	(4)
Employee Benefits	18,069	(5)
Employer 401(k) Contribution	1,721	
Work.Comp.Ins.	3,700	
Uniforms	2,100	
Provisions	2,700	
Total Expenses	254,609	
Management Fee	12,730	
Proposed FY 2027 Assessment	267,340	
Adopted FY 2026 Assessment	256,824	
4.09%	10,516	

Notes:

Wages	No change from current
Bonuses	No change from prior year
Payroll Taxes	7.8% of total wages
Employee Benefits	EE contribution increased/3.4% increase in prem.
Employer 401(k) Contribution	Max. 2% of FY 2027 annual wages (Only 2 enrolled)
Work.Comp.Ins.	Based on estimated premium (99,913).
Uniforms	\$525/qtr.-\$175 per EE
Provisions	\$225/mo.
Management Fee	5% of total expenses

	Current Rate	Increase	Annual Hours	Annual Total	
Base Wages					
Gilgenback	20.05	20.05	2080	41,704	
Livingstone	22.78	22.78	2080	47,382	
Ziringer	24.27	24.27	2080	50,482	
Relief	19.50	19.50	2520	49,140	
Total Base Wages-24 Hrs/day-365 days/yr			8760	188,708	(1)
Holidays					
Gilgenback	29.25		56	1,638	
Livingstone	29.25		56	1,638	
Ziringer	29.25		56	1,638	
Total Holiday Wages			168	4,914	(2)
Paid Time Off (PTO)					
Gilgenback	29.25		160	4,680	
Livingstone	29.25		176	5,148	
Ziringer	29.25		176	5,148	
Total PTO			512	14,976	(3)
Total Wages				208,598	
Payroll Taxes				16,271	(4)
Employee Benefits					
	Per Month			Annual	
Gilgenback	741.35			8,896	
Livingstone	744.02			8,928	
Ziringer	20.41			245	
Total Employee Benefits				18,069	(5)

BOCA WEST MASTER ASSOCIATION, INC.
ASSESSMENT COMPARISON-MILLAGE RATE CALCULATION

	<u>2025/2026</u>	<u>2026/2027</u>	<u>INCREASE (DECREASE)</u>	<u>PERCENTAGE</u>
ASSESSED VALUE	1,200,988,546	1,330,235,967	129,247,421	10.76%
REGULAR MAINTENANCE ASSESSMENT	8,084,886	8,600,455	515,569	6.38%
MILLAGE RATE	6.7319	6.4654	-0.2665	

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (PALM BEACH COUNTY)				PROPOSED 2026/2027 ASSESSMENT (BWMA)				ASSOCIATION	ASSOCIATION	ASSOCIATION
									PER MONTH	PER MONTH	PER MONTH
	AS OF 1/1/2024	AS OF 1/1/2025	VARIANCE	% CHANGE	TOTAL 2025/2026	TOTAL 2026/2027	VARIANCE	% CHANGE	10/25 - 9/26	10/26 - 9/27	VARIANCE
AKOYA	245,083,958	266,603,660	21,519,702	8.78%	1,649,871	1,723,689	73,818	4.47%	137,489.23	143,640.73	6,151.50
ARBOR LAKE	3,464,639	4,182,005	717,366	20.71%	23,323	27,038	3,715	15.93%	1,943.62	2,253.18	309.56
BAY WOOD	28,322,846	31,224,989	2,902,143	10.25%	190,665	201,881	11,215	5.88%	15,888.78	16,823.40	934.62
BOCA WEST CLUB, INC.	67,409,594	67,998,238	588,644	0.87%	453,792	439,633	-14,159	-3.12%	37,815.99	36,636.09	-1,179.90
BRIDGEWOOD MIDRISE I	9,739,251	11,542,800	1,803,549	18.52%	65,563	74,628	9,065	13.83%	5,463.61	6,219.03	755.42
BRIDGEWOOD MIDRISE II	7,844,094	9,233,129	1,389,035	17.71%	52,805	59,696	6,890	13.05%	4,400.44	4,974.63	574.18
BRIDGEWOOD TOWNHOUSE I	7,232,545	9,008,691	1,776,146	24.56%	48,688	58,244	9,556	19.63%	4,057.37	4,853.70	796.33
BRIDGEWOOD TOWNHOUSE II	3,429,794	3,911,479	481,685	14.04%	23,089	25,289	2,200	9.53%	1,924.07	2,107.43	183.35
BRIDGEWOOD TOWNHOUSE III	3,161,860	3,956,937	795,077	25.15%	21,285	25,583	4,298	20.19%	1,773.77	2,131.92	358.15
BRIDGEWOOD VILLAS	2,472,163	3,197,969	725,806	29.36%	16,642	20,676	4,034	24.24%	1,386.85	1,723.00	336.15
BROOKWOOD	3,949,423	4,898,133	948,710	24.02%	26,587	31,668	5,081	19.11%	2,215.58	2,639.02	423.44
CEDAR GLEN	27,448,526	30,980,697	3,532,171	12.87%	184,780	200,301	15,522	8.40%	15,398.30	16,691.78	1,293.48
CEDARWOOD	14,102,125	14,163,631	61,506	0.44%	94,934	91,573	-3,361	-3.54%	7,911.13	7,631.08	-280.05
CHAPEL CREEK	25,828,919	28,615,160	2,786,241	10.79%	173,877	185,007	11,131	6.40%	14,489.72	15,417.28	927.56
CHARTER CAY	16,740,198	18,726,854	1,986,656	11.87%	112,693	121,076	8,383	7.44%	9,391.05	10,089.66	698.60
CLUBSIDE	33,649,350	38,750,996	5,101,646	15.16%	226,523	250,539	24,016	10.60%	18,876.89	20,878.26	2,001.37
COURTSIDE	4,216,495	5,254,552	1,038,057	24.62%	28,385	33,973	5,588	19.69%	2,365.40	2,831.05	465.64
COVE, THE	9,741,644	11,675,888	1,934,244	19.86%	65,579	75,489	9,909	15.11%	5,464.95	6,290.74	825.79
CYPRESS POINT	22,275,086	24,838,298	2,563,212	11.51%	149,953	160,589	10,636	7.09%	12,496.06	13,382.38	886.32
CYPRESS WALK	21,243,787	25,652,064	4,408,277	20.75%	143,010	165,850	22,840	15.97%	11,917.52	13,820.82	1,903.30
FAIRWAY OAKS	12,596,145	15,354,273	2,758,128	21.90%	84,795	99,271	14,475	17.07%	7,066.29	8,272.58	1,206.29
FAIRWAY POINT I	21,695,988	21,798,428	102,440	0.47%	146,054	140,935	-5,120	-3.51%	12,171.20	11,744.56	-426.64
FAIRWAY POINT II	33,753,850	34,700,458	946,608	2.80%	227,226	224,351	-2,875	-1.27%	18,935.51	18,695.91	-239.60
ISLAND COURT	23,430,938	24,948,441	1,517,503	6.48%	157,734	161,301	3,567	2.26%	13,144.48	13,441.72	297.24
ISLAND, THE	28,154,968	30,805,023	2,650,055	9.41%	189,535	199,166	9,630	5.08%	15,794.61	16,597.13	802.52
LAKEWOOD GARDEN I	4,391,679	4,725,209	333,530	7.59%	29,564	30,550	986	3.34%	2,463.68	2,545.85	82.17
LAKEWOOD GARDEN II	4,301,188	4,975,604	674,416	15.68%	28,955	32,169	3,214	11.10%	2,412.92	2,680.76	267.84
LAKEWOOD GARDEN III	4,917,758	5,590,603	672,845	13.68%	33,106	36,145	3,040	9.18%	2,758.80	3,012.11	253.30
LAKEWOOD MIDRISE CONDO I	8,346,477	9,461,240	1,114,763	13.36%	56,187	61,170	4,983	8.87%	4,682.28	5,097.53	415.25
LAKEWOOD MIDRISE CONDO II	3,616,333	5,601,293	1,984,960	54.89%	24,345	36,214	11,870	48.76%	2,028.72	3,017.86	989.14
LAKEWOOD MIDRISE CONDO III	12,125,315	14,402,254	2,276,939	18.78%	81,626	93,116	11,490	14.08%	6,802.16	7,759.65	957.49
LAKEWOOD MIDRISE CONDO IV	9,063,426	10,003,479	940,053	10.37%	61,014	64,676	3,662	6.00%	5,084.48	5,389.67	305.20
LAUREL OAKS I-III	36,877,057	42,944,386	6,067,329	16.45%	248,251	277,651	29,400	11.84%	20,687.60	23,137.58	2,449.98
LAUREL OAKS IV	9,749,723	11,185,322	1,435,599	14.72%	65,634	72,317	6,683	10.18%	5,469.48	6,026.43	556.95

BOCA WEST MASTER ASSOCIATION, INC.

ASSOCIATION	ASSESSED VALUE (PALM BEACH COUNTY)								ASSOCIATION	ASSOCIATION	ASSOCIATION
					PROPOSED 2026/2027 ASSESSMENT (BWMA)				PER MONTH	PER MONTH	PER MONTH
	AS OF 1/1/2024	AS OF 1/1/2025	VARIANCE	% CHANGE	TOTAL 2025/2026	TOTAL 2026/2027	VARIANCE	% CHANGE	10/25 - 9/26	10/26 - 9/27	VARIANCE
MAHOGANY BEND	35,422,584	37,062,470	1,639,886	4.63%	238,460	239,622	1,162	0.49%	19,871.65	19,968.52	96.86
OAKBROOK	50,131,710	52,581,433	2,449,723	4.89%	337,480	339,958	2,478	0.73%	28,123.30	28,329.83	206.52
PEPPERTREE I	19,142,879	21,628,430	2,485,551	12.98%	128,867	139,836	10,968	8.51%	10,738.93	11,652.97	914.04
PEPPERTREE II	17,600,609	18,967,528	1,366,919	7.77%	118,485	122,632	4,147	3.50%	9,873.74	10,219.33	345.59
PEPPERTREE III	21,566,358	21,865,711	299,353	1.39%	145,182	141,370	-3,812	-2.63%	12,098.47	11,780.81	-317.67
PINELAKE	5,066,149	6,349,746	1,283,597	25.34%	34,105	41,053	6,949	20.37%	2,842.05	3,421.12	579.07
PLANTATION COLONY	11,244,538	13,835,549	2,591,011	23.04%	75,697	89,452	13,755	18.17%	6,308.05	7,454.32	1,146.26
PLANTERS POINT	27,676,136	29,892,644	2,216,508	8.01%	186,312	193,267	6,955	3.73%	15,525.99	16,105.56	579.57
QUAIL HOLLOW	5,773,376	7,732,092	1,958,716	33.93%	38,866	49,991	11,125	28.62%	3,238.80	4,165.90	927.10
RAPBOCA, LLC	1,541,054	1,597,687	56,633	3.67%	10,374	10,330	-45	-0.43%	864.51	860.80	-3.71
SABAL LAKE	4,510,908	4,537,143	26,235	0.58%	30,367	29,334	-1,033	-3.40%	2,530.57	2,444.52	-86.04
SABAL LAKE WEST	5,888,030	6,025,417	137,387	2.33%	39,637	38,956	-681	-1.72%	3,303.12	3,246.37	-56.74
THE POINTE	18,726,524	20,993,972	2,267,448	12.11%	126,064	135,734	9,669	7.67%	10,505.36	11,311.13	805.77
WATERS BEND	17,074,507	19,875,707	2,801,200	16.41%	114,943	128,504	13,560	11.80%	9,578.60	10,708.63	1,130.04
WATERS EDGE	32,679,824	35,244,068	2,564,244	7.85%	219,996	227,866	7,870	3.58%	18,333.00	18,988.80	655.80
WATERS REACH	18,777,051	20,762,551	1,985,500	10.57%	126,404	134,237	7,833	6.20%	10,533.71	11,186.45	652.74
WEDGEWOOD	34,390,319	38,253,325	3,863,006	11.23%	231,511	247,322	15,811	6.83%	19,292.57	20,610.13	1,317.56
WILLOW WOOD GARDENS	16,912,403	21,628,747	4,716,344	27.89%	113,852	139,838	25,986	22.82%	9,487.66	11,653.14	2,165.48
WILLOW WOOD MIDRISE CONDO I	7,241,764	8,664,918	1,423,154	19.65%	48,751	56,022	7,271	14.92%	4,062.54	4,668.48	605.94
WILLOW WOOD MIDRISE CONDO II	7,014,823	8,534,162	1,519,339	21.66%	47,223	55,176	7,954	16.84%	3,935.23	4,598.04	662.80
WILLOW WOOD MIDRISE CONDO III	7,106,725	8,802,512	1,695,787	23.86%	47,841	56,911	9,070	18.96%	3,986.79	4,742.62	755.83
WIND KEY	15,679,765	16,479,696	799,931	5.10%	105,554	106,547	993	0.94%	8,796.16	8,878.93	82.77
WOODBIDGE	24,714,541	29,829,171	5,114,630	20.69%	166,375	192,856	26,482	15.92%	13,864.57	16,071.36	2,206.79
WOODCREST	24,728,827	28,179,105	3,450,278	13.95%	166,471	182,188	15,717	9.44%	13,872.58	15,182.34	1,309.76
ASSESSMENT TOTAL:	1,200,988,546	1,330,235,967	129,247,421	10.76%	8,084,886	8,600,455	515,569	6.38%	673,740.50	716,704.58	42,964.08

**MISCELLANEOUS INCOME
PROPOSED BUDGET FY 2026/2027**

	Actuals FY 2025	Adopted Budget FY 2026	Projected Year End FY 2026	Proposed Budget FY 2027	Budget Variance
Misc. Income	176,452	-	27,570	30,000	30,000
Golf Cart Stickers	2,300	5,625	2,300	-	(5,625)
Estoppels	57,500	30,000	48,500	37,375	7,375
ARC Tracking	-	-	12,553	10,000	10,000
Citations	47,100	54,375	9,400	45,000	(9,375)
	283,352	90,000	100,323	122,375	32,375

Misc. Income-Fines

Est. 125 sales FY 2027-\$37,375

ARC Tracking/Citations will vary.

BOCA WEST MASTER ASSOCIATION
PROPOSED BUDGET FY 2026/2027
HOTWIRE
PER UNIT/PER MONTH
Double Bulk-\$135.92

Association (Legal Name)	Total Units	Rate (Incl Taxes)	Assoc. Rate Per Month
Akoya	113	135.92	15,358.96
Arbor Lake at Boca West Condominium Association, Inc.	46	135.92	6,252.32
Bay Wood at Boca West Property Owners Association, Inc.	71	135.92	9,650.32
Bridgewood Condominium Association, Inc.(combined)	370	135.92	50,290.40
Brookwood of Boca West Condominium Association, Inc.	44	135.92	5,980.48
Cedar Glen in Boca West Homeowners Association, Inc.	50	135.92	6,796.00
Cedarwood Homeowners Association, Inc.	33	135.92	4,485.36
Chapel Creek Property Owners Association, Inc.	37	135.92	5,029.04
Charter Cay Condominium Association, Inc.	52	135.92	7,067.84
Clubside Condominium Association, Inc.	108	135.92	14,679.36
Courtside at Boca West Condominium Association, Inc.	48	135.92	6,524.16
Cove, The, a Condominium Association, Inc.	76	135.92	10,329.92
Cypress Point Homeowners Association, Inc.	51	135.92	6,931.92
Cypress Walk at Boca West Property Owners Association, Inc.	43	135.92	5,844.56
Fairway Oaks Homeowners Association, Inc.	34	135.92	4,621.28
Fairway Point I Condominium Association, Inc.	30	135.92	4,077.60
Fairway Point II Condominium Association, Inc.	59	135.92	8,019.28
Island Court at Boca West Property Owners Association, Inc.	40	135.92	5,436.80
Island, The, at Boca West Homeowners Association, Inc.	12	135.92	1,631.04
Lakewood Gardens I Condominium Association, Inc.	28	135.92	3,805.76
Lakewood Gardens II Condominium Association, Inc.	30	135.92	4,077.60
Lakewood Gardens III Condominium Association, Inc.	36	135.92	4,893.12
Lakewood Midrise I, II, III, IV Condominium Association, Inc.	354	135.92	48,115.68
Laurel Oaks 400 Condominium Association, Inc.	38	135.92	5,164.96
Laurel Oaks Condominium Association, Inc.	162	135.92	22,019.04
Mahogany Bend Homeowners Association, Inc.	39	135.92	5,300.88
Oakbrook Homeowners Association, Inc.	43	135.92	5,844.56
Peppertree I Condominium Association, Inc.	70	135.92	9,514.40
Peppertree II Condominium Association, Inc.	66	135.92	8,970.72
Peppertree III Condominium Association, Inc.	72	135.92	9,786.24
Pinelake Condominium Association, Inc.	64	135.92	8,698.88
Plantation Colony of Boca West Condominium Association, Inc.	120	135.92	16,310.40
Planters Point at Boca West Property Owners Association, Inc.	48	135.92	6,524.16
Pointe, The Homeowners Association, Inc.	33	135.92	4,485.36
Quail Hollow of Boca West Condominium Association, Inc.	65	135.92	8,834.80
Sabal Lake of Boca West Condominium Association, Inc.	46	135.92	6,252.32
Sabal Lake West of Boca West Condominium Association, Inc.	62	135.92	8,427.04
Waters Bend Homeowners Association, Inc.	54	135.92	7,339.68
Waters Edge Homeowners Association, Inc.	81	135.92	11,009.52
Waters Reach Homeowners Association, Inc.	54	135.92	7,339.68
Wedgewood at Boca West Property Owners Association, Inc.	43	135.92	5,844.56
Willow Wood Gardens Condominium Association, Inc.	134	135.92	18,213.28
Willow Wood Midrise I Condominium Association, Inc.	92	135.92	12,504.64
Willow Wood Midrise II Condominium Association, Inc.	92	135.92	12,504.64
Willow Wood Midrise III Condominium Association, Inc.	92	135.92	12,504.64

**BOCA WEST MASTER ASSOCIATION
PROPOSED BUDGET FY 2026/2027
HOTWIRE
PER UNIT/PER MONTH
Double Bulk-\$135.92**

Association (Legal Name)	Total Units	Rate (Incl Taxes)	Assoc. Rate Per Month
Wind Key at Boca West Property Owners Association, Inc.	31	135.92	4,213.52
Woodbridge Homeowners Association, Inc.	54	135.92	7,339.68
Woodcrest Homeowners Association, Inc.	72	135.92	9,786.24
	3,492		474,632.64

Oct 2026-July 2027	4,746,326.40
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Aug/Sept 2027 -4% increase	987,188.40
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Annual	5,733,514.80
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RENTAL INCOME
PROPOSED BUDGET FY 2026/2027

COSTING BASE:

Used Actual CPI (April 2026) 4.2% Increase Eff 1/1/27-12/31/27

	Actuals FY 2025	Adopted Budget FY 2026	Projected Year End FY 2026	Proposed Budget FY 2027	Budget Variance
<u>RENTALS</u>					
BWCC-Human Resources #103	25,641	26,269	26,327	27,336	1,067
BMG Homes	30,181	30,950	31,086	32,019	1,070
AMR	41,359	41,359	42,600	45,000	3,641
Total Budgeted Revenue	97,181	98,578	100,014	104,355	5,777

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 1/1/27-12/31/27

**EMERGENCY MEDICAL SERVICES
PROPOSED BUDGET FY 2026/2027**

	Actuals FY 2025	Adopted Budget FY 2026	Projected Year End FY 2026	Proposed Budget FY 2027	Budget Variance
REVENUE					
Bwma Assessment	916,920	842,141	842,141	926,834	84,693
Bwcc-Contribution-AMR	0	100,000	100,000	50,000	(50,000)
TOTAL-REVENUE	916,920	942,141	942,141	976,834	34,693
EXPENSES					
Electricity	3,000	3,000	3,000	3,000	0
Water & Sewer	833	900	900	900	0
Telephone	2,883	900	6,982	7,000	6,100
Janitorial Supplies	4,883	5,500	4,550	5,000	(500)
Repair/Maint./Replacements	870	1,500	909	1,500	0
Alarm Monit./Fire Inspections	631	500	631	650	150
Pest Control	618	650	627	650	0
General Insurance	1,800	1,800	1,800	1,800	0
EMS Contract	859,020	884,791	884,791	911,334	26,543
Rent w/ tax	42,600	42,600	42,600	45,000	2,400
TOTAL EXPENSES	917,138	942,141	946,790	976,834	34,693
NET REVENUE	(219)	0	(4,649)	(0)	(0)

Notes:

BWCC reducing contribution 50%

EMS Contract 3% increase, effective October 1, 2026

Telephone-SSID Port/1 GIG-Hotwire -\$523.73 per month

6% increase in rent FY 2027

BOCA WEST MASTER ASSOCIATION, INC.

ANNUAL EMS ASSESSMENT

PROPOSED BUDGET FY 2026/2027

(October 2026- September 2027)

\$279.73

\$23.31 per month/per unit

ASSOCIATION	AMR ASSMT	10/1/26 - 9/30/27 MONTHLY AMT.
AKOYA	31,610.04	2,634.17
ARBOR LAKE	12,867.81	1,072.32
BAY WOOD	19,861.18	1,655.10
BOCA WEST CLUB, INC.	279.73	23.31
BRIDGEWOOD MIDRISE I	31,889.78	2,657.48
BRIDGEWOOD MIDRISE II	21,259.85	1,771.65
BRIDGEWOOD TOWNHOUSE I	20,980.12	1,748.34
BRIDGEWOOD TOWNHOUSE II	11,748.87	979.07
BRIDGEWOOD TOWNHOUSE III	12,028.60	1,002.38
BRIDGEWOOD VILLAS	5,594.70	466.22
BROOKWOOD	12,308.34	1,025.69
CEDAR GLEN	13,986.75	1,165.56
CEDARWOOD	9,231.25	769.27
CHAPEL CREEK	10,350.19	862.52
CHARTER CAY	14,546.22	1,212.18
CLUBSIDE	30,211.37	2,517.61
COURTSIDE	13,427.28	1,118.94
COVE, THE	21,259.85	1,771.65
CYPRESS POINT	14,266.48	1,188.87
CYPRESS WALK	12,028.60	1,002.38
FAIRWAY OAKS	9,510.99	792.58
FAIRWAY POINT I	8,392.05	699.34
FAIRWAY POINT II	16,504.36	1,375.36
ISLAND COURT	11,189.40	932.45
ISLAND, THE	3,356.82	279.73
LAKEWOOD GARDEN I	7,832.58	652.71
LAKEWOOD GARDEN II	8,392.05	699.34
LAKEWOOD GARDEN III	10,070.46	839.20
LAKEWOOD MIDRISE CONDO I	25,735.61	2,144.63
LAKEWOOD MIDRISE CONDO II	10,909.66	909.14
LAKEWOOD MIDRISE CONDO III	38,603.42	3,216.95
LAKEWOOD MIDRISE CONDO IV	23,777.47	1,981.46
LAUREL OAKS I-III	45,317.06	3,776.42
LAUREL OAKS IV	10,629.93	885.83
MAHOGANY BEND	10,909.66	909.14
OAKBROOK	11,748.87	979.07
PEPPERTREE I	19,581.44	1,631.79
PEPPERTREE II	18,462.50	1,538.54
PEPPERTREE III	20,140.91	1,678.41
PINELAKE	17,903.03	1,491.92
PLANTATION COLONY	33,568.19	2,797.35
PLANTERS POINT	13,427.28	1,118.94
QUAIL HOLLOW	18,182.77	1,515.23
SABAL LAKE	12,867.81	1,072.32
SABAL LAKE WEST	17,343.56	1,445.30
THE POINTE	9,231.25	769.27
WATERS BEND	15,105.69	1,258.81
WATERS EDGE	22,658.53	1,888.21
WATERS REACH	15,105.69	1,258.81
WEDGEWOOD	12,028.60	1,002.38
WILLOW WOOD GARDENS	37,484.48	3,123.71
WILLOW WOOD MIDRISE CONDO I	25,735.61	2,144.63
WILLOW WOOD MIDRISE CONDO II	25,735.61	2,144.63
WILLOW WOOD MIDRISE CONDO III	25,735.61	2,144.63
WIND KEY	8,671.78	722.65
WOODBIDGE	15,105.69	1,258.81
WOODCREST	20,140.91	1,678.41
MEMBER ASSOCIATIONS	976,834	81,403

BOCA WEST MASTER ASSOCIATION, INC.
SECURITY DEPARTMENT
PROPOSED BUDGET FY 2027
October 1, 2026 - September 30, 2027

ACTUALS BUDGET FY 2025	ADOPTED BUDGET FY 2026	PROJECTED YEAR END FY 2026	OVER/(UNDER BUDGET) FY 2026	PROPOSED BUDGET FY 2027	BUDGET VAR. \$ 2026 TO 2027	BUDGET VAR % 2026 TO 2027
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WAGES	2,109,748	2,235,722	2,084,177	(151,545)	2,132,165	(103,557)	-4.63%
OVERTIME	98,256	90,000	123,201	33,201	90,000	0	0.00%
BONUS & INCENTIVES	34,721	37,126	35,929	(1,197)	39,442	2,316	6.24%
401K COMPANY CONTRIBUTION	22,384	22,000	26,129	4,129	25,695	3,695	16.79%
PAYROLL TAXES	169,847	184,302	171,140	(13,162)	176,405	(7,897)	-4.28%
EMPLOYEE BENEFITS	251,550	237,424	281,447	44,022	290,015	52,590	22.15%
EMPLOYEE-BENEFITS-ANNUITY	1,000	1,000	1,000	0	1,000	0	0.00%
PAYROLL RELATED COSTS:	2,687,505	2,807,575	2,723,022	(84,552)	2,754,722	(52,852)	-1.88%

UNIFORMS & ACCESSORIES	16,424	20,000	32,172	12,172	23,000	3,000	15.00%
OFFICE/GATEHOUSE PROVISIONS	11,597	12,000	8,397	(3,603)	10,000	(2,000)	-16.67%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	7,275	10,000	3,592	(6,408)	7,500	(2,500)	-25.00%
PBSO CONTRACT SERVICES	658,031	677,772	677,772	0	748,105	70,333	10.38%
BWCC CONTRIBUTION	(221,000)	(221,000)	(221,000)	(0)	(110,500)	110,500	-50.00%
SECURITY SOFTWARE LEASE	34,612	34,612	61,195	26,583	58,553	23,941	69.17%
COMPUTER SYSTEM MAINTENANCE/REPL.	15,376	13,500	17,737	4,237	25,950	12,450	92.22%
RADIO SUPPLIES	0	1,000	847	(153)	1,000	0	0.00%
OFFICE & COPIER EXPENSES	9,228	8,000	10,894	2,894	8,000	0	0.00%
UTILITIES-ELECTRICITY	14,183	12,500	16,512	4,012	16,020	3,520	28.16%
UTILITIES-WATER & SEWER	670	1,000	592	(408)	1,000	0	0.00%
UTILITIES-TELEPHONE/INTERNET	11,248	36,884	16,281	(20,603)	10,500	(26,384)	-71.53%
JANITORIAL SUPPLIES	6,456	6,000	5,285	(715)	6,000	0	0.00%
REPAIR & MAINTENANCE-GATE HOUSES	10,933	9,000	11,070	2,070	8,000	(1,000)	-11.11%
REPAIR & MAINTENANCE - GATES/CCTV	41,959	25,000	21,503	(3,497)	20,000	(5,000)	-20.00%
REP/MAINT-PLUMBING/ELECTRICAL/ A/C	7,170	5,000	6,787	1,787	6,000	1,000	20.00%
REPAIR & MAINTENANCE-PAINTING/PRESSURE CLEANING	6,686	6,000	6,100	100	6,000	0	0.00%
VEHICLE MAINTENANCE	5,383	6,500	4,164	(2,336)	6,500	0	0.00%
VEHICLE LEASE PAYMENTS	13,236	10,800	10,762	(38)	15,858	5,058	46.83%
VEHICLE FLEET GAS	15,931	15,000	18,159	3,159	16,000	1,000	6.67%
ALARM MONITORING/FIRE INSPECTION	675	500	364	(136)	500	0	0.00%
PEST CONTROL	639	750	691	(59)	750	0	0.00%
SECURITY EQUIPMENT/STORM PREP/MISC.	1,787	2,500	1,267	(1,233)	2,000	(500)	-20.00%
CONTINGENCY	5,240	2,500	1,968	(532)	2,500	0	0.00%
OPERATING COSTS:	673,739	695,818	713,111	17,293	889,237	193,418	27.80%

TOTAL COSTS:	3,361,245	3,503,393	3,436,134	(67,259)	3,643,959	140,566	4.01%
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SECURITY NOTES

PROPOSED BUDGET FY 2027

Wages

Current budget is for 46 employees.

Proposed budget is for 43 employees

Employee Benefits

Curative-3.4% increase in premium

(Increased EE contribution 28.9%)(Based on 30 enrolled)

277,870

The Hartford/Guardian/EyeMed-no change

12,144

290,015

Uniforms & Accessories

Uniforms upgraded from previous style to new tactical image.

Additional accessories required: i.e. tactical vests/special holsters

Dues/Lic./Screening/Cont. Ed./Empl Ads

New expenses for proposed budget:

New "D" License requirement

2,000

Annual AED training

1,000

Continuing Education Seminars for Dir of Security

1,000

4,000

PBSO Contract

FY 2026 amount

677,772

3% increase FY 2027

20,333

FY 2027 amount

698,105

Additional PBSO Services As Needed

50,000

748,105

BWCC Contribution

FY 2026/2027-Club is reducing contribution by 50%

Prior years

(221,000)

Proposed Budget

(110,500)

Security Software

Entrance IQ-New gate access system

New rate \$4,504.44 per month

54,053

Software maintenance \$375/per month

4,500

58,553

SECURITY NOTES

PROPOSED BUDGET FY 2027

Computer System Maintenance/Replacements

Traffic Logic (currently 2/added 1 additional)	7,200
Daruma Tech-\$1K per month	12,000
Stop Sign camera maintenance	6,750
	25,950

Vehicle Lease Payments

Director of Security vehicle payments(lease ends 9/2027)	10,858
Downpayment new lease	5,000
	15,858

BOCA WEST MASTER ASSOCIATION, INC.
LANDSCAPE/MAINTENANCE
PROPOSED BUDGET FY 2027
October 1, 2026- September 30, 2027

	ACTUALS BUDGET FY 2025	ADOPTED BUDGET FY 2026	PROJECTED YEAR END FY 2026	OVER/(UNDER BUDGET) FY 2026	PROPOSED BUDGET FY 2027	BUDGET VAR. \$ 2026 TO 2027	BUDGET VAR % 2026 TO 2027
DESCRIPTION							
SALARIES & WAGES	1,901,918	1,993,559	1,958,833	(34,727)	2,009,493	15,934	0.80%
OVERTIME WAGES	1,143	500	1,453	953	500	0	0.00%
BONUS & INCENTIVES	43,285	45,650	45,880	230	57,038	11,388	24.95%
401K COMPANY CONTRIBUTION	34,199	36,974	35,939	(1,035)	34,296	(2,678)	-7.24%
PAYROLL TAXES	145,913	159,097	141,148	(17,949)	161,228	2,131	1.34%
EMPLOYEE BENEFITS-HEALTH	228,996	222,047	217,650	(4,398)	202,048	(20,000)	-9.01%
EMPLOYEE BENEFITS-ANNUITY	966	966	966	(0)	966	0	0.00%
PAYROLL RELATED COSTS:	2,356,420	2,458,794	2,401,868	(56,926)	2,465,569	6,775	0.28%
UNIFORMS & ACCESSORIES	20,016	18,200	18,242	42	18,200	0	0.00%
OFFICE PROVISIONS	9,109	8,000	6,782	(1,218)	8,000	0	0.00%
DUES/LICS./SCREENING/CONT. ED./EMPL ADS	2,359	3,000	3,222	222	3,000	0	0.00%
COMPUTER SYSTEM MAINTENANCE	11,137	12,000	11,397	(603)	12,000	0	0.00%
RADIO MAINT./SUPPLIES	124	1,000	15	(985)	1,000	0	0.00%
OFFICE AND COPIER EXPENSES	7,038	8,000	6,193	(1,807)	6,000	(2,000)	-25.00%
ELECTRICITY-L/M BUILDING	8,011	8,000	7,719	(281)	8,000	0	0.00%
ELECTRICITY-LAKE PUMP/FOUNT./WATERFALL	74,221	77,000	75,255	(1,745)	77,000	0	0.00%
ELECTRICITY-IRR. PUMP STATION	57,217	61,000	55,204	(5,796)	56,000	(5,000)	-8.20%
ELECTRICITY-STREET LIGHTS	153,363	50,000	30,187	(19,813)	24,481	(25,519)	-51.04%
UTILITIES-WATER & SEWER	3,620	3,800	4,176	376	4,200	400	10.53%
UTILITIES-TELEPHONE	5,558	3,000	10,237	7,237	10,056	7,056	235.20%
TRASH DISPOSAL/REMOVAL	47,864	45,000	41,453	(3,547)	50,000	5,000	11.11%
JANITORIAL SUPPLIES	12,270	13,000	9,715	(3,285)	10,500	(2,500)	-19.23%
JANITORIAL CONTRACT	87,217	84,000	77,180	(6,820)	79,309	(4,691)	-5.58%
REPAIR/MAINT- HARDWARE/OTHER	9,260	12,000	10,683	(1,317)	12,000	0	0.00%
REPAIR/MAINT-LAKE PUMP/FOUNTAIN	37,960	30,000	35,962	5,962	30,000	0	0.00%
REPAIR/ MAINT-PLUMB/ELECT/A/C	5,536	6,000	4,253	(1,747)	6,000	0	0.00%
REPAIR/MAINT-BUILDING	10,863	10,000	5,261	(4,739)	5,000	(5,000)	-50.00%
REPAIR-PAINTING/PRESSURE CLEANING	13,596	15,000	11,043	(3,957)	20,000	5,000	33.33%
WATERFALL/FOUNT. TREATMENT	485	4,000	3,891	(109)	4,000	0	0.00%
REPAIR/MAINT-ROADS & PATHS	139,423	95,000	94,082	(918)	90,000	(5,000)	-5.26%
LAKE MAINTENANCE-CONTRACT	310,536	310,540	322,956	12,416	322,956	12,416	4.00%
REPAIR/MAINTENANCE-LAKES-OTHER	27,468	40,000	8,858	(31,142)	40,000	0	0.00%
REPAIR/REPLACEMENT-SIGNS	8,091	1,000	564	(436)	5,000	4,000	400.00%
REPAIR/MAINT-MOWERS/EQUIPMENT	46,719	50,000	55,086	5,086	65,000	15,000	30.00%
REPAIR/MAINT-LANDSCAPE LIGHTING	8,387	7,500	2,050	(5,450)	7,500	0	0.00%
HERBICIDES/INSECTICIDES	30,288	30,000	29,075	(925)	30,000	0	0.00%
FERTILIZERS	28,463	30,000	25,116	(4,884)	40,000	10,000	33.33%
PLANTS/SEED/SOD	129,471	125,000	108,374	(16,626)	125,000	0	0.00%
IRRIGATION	48,617	45,000	39,332	(5,668)	45,000	0	0.00%
TREE PRUNING/NATURE PRESERVE	229,705	201,250	202,705	1,455	201,250	0	0.00%
GROUND SUPPLIES	28,054	25,000	29,289	4,289	30,000	5,000	20.00%
VEHICLE MAINTENANCE	12,757	11,000	10,734	(266)	19,000	8,000	72.73%
VEHICLE LEASE PAYMENTS	0	9,861	9,827	(35)	18,115	8,254	83.70%
VEHICLE FUEL	23,727	24,000	27,024	3,024	28,000	4,000	16.67%
DIESEL FUEL	17,328	20,000	24,007	4,007	24,000	4,000	20.00%
ALARM MONITORING/FIRE INSPECTION	1,667	2,200	2,026	(174)	2,200	0	0.00%
PEST CONTROL	3,732	5,000	4,774	(226)	5,000	0	0.00%
IGUANA PROGRAM	50,000	50,000	50,000	(0)	50,000	0	0.00%
ALGAE CONTROL	124,500	130,000	124,344	(5,656)	125,000	(5,000)	-3.85%
TOOLS/SMALL EQUIPMENT	14,040	18,000	18,112	112	22,000	4,000	22.22%
SAFETY EQUIPMENT	5,942	6,000	5,973	(27)	6,000	0	0.00%
RECLAIMED WATER EXPENSE	102,566	102,000	104,355	2,355	105,000	3,000	2.94%
CONTINGENCY	4,002	8,000	3,455	(4,545)	5,500	(2,500)	-31.25%
BWCC COST SHARING	(239,000)	(279,000)	(279,000)	0	(139,500)	139,500	-50.00%
UNBUDGETED EXPENSES	0	0	10,614	10,614	0	0	
OPERATING COSTS:	1,733,307	1,539,351	1,461,801	(77,551)	1,716,768	177,417	11.53%
TOTAL COSTS:	4,089,728	3,998,145	3,863,669	(134,477)	4,182,337	184,192	4.61%

LANDSCAPE/MAINTENANCE NOTES
PROPOSED BUDGET FY 2027

Employee Benefits

Curative-3.4% increase in premium <i>(Increased EE contribution 28.9%)(Based on 21 enrolled)</i>	190,989
The Hartford/Guardian/EyeMed-no change	11,059
	<u><u>202,048</u></u>

Radio Maintenance/Supplies

This line item is used to replace batteries and radio supplies as needed.

Utilities/Telephone

Projected year end includes Hotwire charges that began Oct 1 2025
for SSID Port/1 GiG service @\$524/month/annual \$6,288

Trash Removal/Disposal

Increased this line item \$5K from current budget due to more frequent pickups anticipated.(Debris Dog)

Janitorial Contract

Current monthly expense	6,025
3% increase Oct 2026	181
Taxes	403
Annual	<u><u>79,309</u></u>

Repair/Maint.-Painting/Pressure Cleaning

Executive Director has implemented regular maintenance
schedule for painting/pressure cleaning services-added \$5K for the year

Lake Maintenance Contract

Vendor charged a 3% increase for FY 2025/2026 because prior year agreed upon freeze.
Amount will remain the same for FY 2026/2027.

Lake Maintenance-Other

Includes \$20K sonar treatment/\$20K littoral cleaning
Sonar treatment postponed this year due to Club construction.
Littoral cleaning is as needed.

Repair/Maint.-Signs

Several areas around the community need to have signs replaced. \$1K is not sufficient enough to repair
or replace existing signs.

LANDSCAPE/MAINTENANCE NOTES
PROPOSED BUDGET FY 2027

Repair/Maint.-Mowers/Equipment

Increased this line by \$15K item due to aging equipment and the increase in costs of supplies to repair. Dept. will try to repair equipment as opposed to purchasing new items.

Fertilizers

Increase due to the rising cost of fertilizer.

Ground Supplies

Increase due to the rising cost of ground supplies. (mulch)

Vehicle Maintenance

Added an additional \$8k for motor replacement of in-house maintenance vehicle.

Vehicle Lease payments

Current lease-\$817.92 per month (expires 12/2027)	9,815
New lease of L/M utility vehicle/downpayment	8,300
	<u><u>18,115</u></u>

Tools/Small Equipment

Added an additional \$4K for the purchase of trimmers, edgers, etc. needed because of wear/tear of existing tools.

BWCC Contribution

FY 2026/2027-Club is reducing contribution by 50%	
Current Amount	(279,000)
FY 2026/2027	(139,500)

BOCA WEST MASTER ASSOCIATION, INC.
GENERAL/ADMINISTRATION DEPARTMENT
PROPOSED BUDGET FY 2027
October 1, 2026-September 30, 2027

	ACTUALS BUDGET FY 2025	ADOPTED BUDGET FY 2026	PROJECTED YEAR END FY 2026	OVER/(UNDER BUDGET) FY 2026	PROPOSED BUDGET FY 2027	BUDGET VAR. \$ 2026 TO 2027	BUDGET VAR % 2026 TO 2027
DESCRIPTION							
SALARIES/WAGES	832,936	801,408	731,165	(70,243)	754,525	(46,883)	-5.85%
BONUS & INCENTIVES	58,869	60,275	67,764	7,489	76,975	16,700	27.71%
401K COMPANY CONTRIBUTION	13,471	16,028	11,721	(4,307)	14,017	(2,011)	-12.55%
PAYROLL TAXES	55,202	67,211	57,493	(9,719)	64,857	(2,354)	-3.50%
EMPLOYEE BENEFITS-HEALTH	100,234	59,348	97,436	38,087	79,863	20,515	34.57%
PAYROLL RELATED COSTS:	1,060,712	1,004,270	965,578	(38,692)	990,237	(14,033)	-1.40%
OFFICE PROVISIONS	3,971	4,000	4,483	483	4,500	500	12.50%
MEETING EXPENSE	12,660	15,000	20,531	5,531	16,000	1,000	6.67%
DUES/LICENSES/SCREENING/CONTINUING ED.	4,984	6,500	2,081	(4,419)	4,500	(2,000)	-30.77%
PROFESSIONAL FEES - LEGAL	86,648	85,000	61,300	(23,700)	80,000	(5,000)	-5.88%
ANNUAL AUDIT/TAX PREPARATION/BALLOTS	26,850	28,600	19,550	(9,050)	28,600	0	0.00%
PAYROLL RELATED SERVICES	27,973	33,000	31,140	(1,861)	25,000	(8,000)	-24.24%
401(K) ADMINISTRATION FEE	2,792	5,000	0	(5,000)	2,500	(2,500)	-50.00%
COMPUTER MAINTENANCE/WEBSITE	77,139	88,000	81,287	(6,713)	88,000	0	0.00%
OFFICE & COPIER EXPENSES	29,855	21,500	12,203	(9,297)	16,000	(5,500)	-25.58%
POSTAGE/LEASE PAYMENTS	7,335	5,000	5,288	288	5,300	300	6.00%
NEWSLETTER/COMMUNICATIONS/MARKETING	39,579	42,800	23,014	(19,786)	25,000	(17,800)	-41.59%
UTILITIES-ELECTRICITY	37,610	40,000	33,433	(6,567)	35,000	(5,000)	-12.50%
UTILITIES-WATER & SEWER	617	1,500	2,289	789	2,500	1,000	66.67%
UTILITIES-TELEPHONE	5,726	8,000	7,898	(102)	8,000	0	0.00%
TRASH DISPOSAL/REMOVAL	14,028	14,000	14,368	368	14,500	500	3.57%
JANITORIAL SUPPLIES	7,504	8,000	5,107	(2,893)	7,000	(1,000)	-12.50%
REPAIR/MAINT.-BUILDING/CLEANING/PAINTING	25,338	12,000	8,476	(3,524)	12,000	0	0.00%
VEHICLE MAINTENANCE	583	500	686	186	1,200	700	140.00%
VEHICLE FUEL	1,039	1,000	0	(1,000)	0	(1,000)	-100.00%
ALARM MONITORING/FIRE INSPECTION	1,071	1,000	535	(465)	1,000	0	0.00%
PEST CONTROL	2,539	2,500	2,331	(169)	2,500	0	0.00%
HOLIDAY LIGHTS CONTRACT	81,300	85,000	81,300	(3,700)	108,300	23,300	27.41%
GENERAL INSURANCE	330,741	393,300	384,747	(8,553)	449,325	56,025	14.24%
WORKERS' COMPENSATION INSURANCE	98,128	98,228	97,954	(274)	99,913	1,685	1.72%
AUTOMOBILE INSURANCE	61,565	71,094	54,833	(16,261)	62,020	(9,074)	-12.76%
CONTINGENCY	8,450	5,000	1,685	(3,315)	5,000	0	0.00%
BAD DEBTS	1,973	1,200	1,200	0	1,200	0	0.00%
OTHER TAXES/LICENSES/FEES	4,921	4,500	5,753	1,253	6,000	1,500	33.33%
OPERATING COSTS	1,002,719	1,081,222	963,471	(117,751)	1,110,858	29,636	2.74%
TOTAL COSTS	2,063,431	2,085,492	1,929,049	(156,443)	2,101,095	15,603	0.75%

GENERAL & ADMINISTRATIVE NOTES
PROPOSED BUDGET FY 2027

Employee Benefits

Curative-3.4% increase in premium	72,559
The Hartford/Guardian/EyeMed-no change	7,304
	<u>79,863</u>

Annual Audit/Tax Preparation/Ballots

BWMA did not enlist the services of the auditors to count ballots this fiscal year

401K Administration Fee

BWMA is currently using forfeited funds from John Hancock to offset these expenses. In the event the funds are depleted, BWMA will be responsible for this expense.

Computer Maint./Website

Accounting & AP software @\$4,825.58/mo.	55,015
Microsoft/Website maint. \$579.13/mo.	6,950
IT maintenance \$1,100/per mo.	13,200
M-files storage@\$245/mo.	2,940
Other computer related maintenance/supplies	9,800
	<u>87,904</u>

Repair/Maint.-Building/Cleaning/Painting

Executive Director has implemented regular maintenance schedule for painting/pressure cleaning services-Kept budget amount the same

Holiday Lights Contract

Contract amount FY 2027	80,920
Add ons FY 2027	26,573
	<u>107,493</u>
Misc. supplies as needed	807
	<u>108,300</u>

GENERAL & ADMINISTRATIVE NOTES
PROPOSED BUDGET FY 2027

General Insurance-Estimates provided by broker	Expiring	Estimates	% Increase	Remarks
Commercial Property	99,058	104,011	5.00%	Current Zurich Avg. 5-8%
General Liability	116,924	126,278	8.00%	Current Zurich Avg. 8-12%
Inland Marine	2,158	2,331	8.02%	Subject to additions to equipment list
Umbrella-\$25M	109,133	163,700	50.00%	Greenwich nonrenewing in FI-market search needed
Management Liability	29,825	35,790	20.00%	Due to open loss
Fiduciary Liability	1,343	1,370	2.01%	
Cyber Liability	11,208	12,329	10.00%	
Crime	2,991	3,290	10.00%	
Site Pollution	11,247	0	-100.00%	policy term (10/1/25-10/1/28)
Flood and storage tank at fuel island renewals	1,980	2,026	2.32%	
Totals	385,867	451,125	16.91%	
Less: Amount allocated to AMR		-1,800		
Estimated annual amount FY 2027		449,325		

Workers' Compensation Insurance-Estimate provided by broker	Expiring	Estimates	% Increase
(Expiring Mod. Current 1.03. vs Projected 1.02)	97,954	99,913	2.00%

Automobile Insurance-Estimate provided by broker	Expiring	Estimates	% Increase
	55,375	62,020	12.00% Current market average

BOCA WEST MASTER ASSOCIATION, INC.
PROPOSED CAPITAL BUDGET FY 2027
(October 1, 2026- September 30, 2027)
SUMMARY

PROPOSED
BUDGET
FY 2027

REVENUE:

Home Sales-125@\$20k	2,500,000
Money Market/Investment Funding	1,300,000
TOTAL REVENUE:	3,800,000

EXPENSES:

Special projects	3,276,900
Security	25,000
Landscape & Maintenance	250,000
Capital account service fees	6,000
Long term debt repayment (principal)	343,000
Long term debt repayment (interest)	197,000
TOTAL EXPENSES:	4,097,900

ENDING BALANCE	(297,900)
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SPECIAL PROJECTS

Balance of L/M Building Renovation Interior/Exterior	137,500
Balance of Glades Road Entry Feature - Phase 2	3,139,400
	3,276,900

SECURTY

Camera Add ons/additions	25,000
	25,000

LANDSCAPE AND MAINTENANCE

Big & Little Berthas (pump replacements)	100,000
Lake Bank Restoration	150,000
	250,000

ASSESSMENT COMPARISONS FISCAL YEAR 2026 AND FISCAL YEAR 2027

ASSOCIATION	2026 ADOPTED Master PER UNIT PER MO.	2027 PROPOSED Master PER UNIT PER MO.	VAR.	2026 ADOPTED AMR PER UNIT PER MO.	2027 PROPOSED AMR PER UNIT PER MO.	VAR.	2026 ADOPTED Cable PER UNIT PER MO.	2027 PROPOSED Cable PER UNIT PER MO.	VAR.	2026 ADOPTED TOTAL PER UNIT PER MO.	2027 PROPOSED TOTAL PER UNIT PER MO.	VAR.
AKOYA	1,216.72	1,271.16	54.44	20.10	23.31	3.21	130.95	135.92	4.97	1,367.77	1,430.39	62.62
ARBOR LAKE	42.25	48.98	6.73	20.10	23.31	3.21	130.95	135.92	4.97	193.30	208.21	14.91
BAY WOOD	223.79	236.95	13.16	20.10	23.31	3.21	130.95	135.92	4.97	374.84	396.18	21.34
BOCA WEST CLUB, INC.	37,815.99	36,636.09	(1,179.90)	20.10	23.31	3.21	0.00	0.00	0.00	37,836.09	36,659.40	(1,176.69)
BRIDGEWOOD MIDRISE I	47.93	54.55	6.63	20.10	23.31	3.21	130.95	135.92	4.97	198.98	213.78	14.81
BRIDGEWOOD MIDRISE II	57.90	65.46	7.56	20.10	23.31	3.21	130.95	135.92	4.97	208.95	224.69	15.74
BRIDGEWOOD TOWNHOUSE I	54.10	64.72	10.62	20.10	23.31	3.21	130.95	135.92	4.97	205.15	223.95	18.80
BRIDGEWOOD TOWNHOUSE II	45.81	50.18	4.37	20.10	23.31	3.21	130.95	135.92	4.97	196.86	209.41	12.55
BRIDGEWOOD TOWNHOUSE III	41.25	49.58	8.33	20.10	23.31	3.21	130.95	135.92	4.97	192.30	208.81	16.51
BRIDGEWOOD VILLAS	69.34	86.15	16.81	20.10	23.31	3.21	130.95	135.92	4.97	220.39	245.38	24.99
BROOKWOOD	50.35	59.98	9.62	20.10	23.31	3.21	130.95	135.92	4.97	201.40	219.21	17.80
CEDAR GLEN	307.97	333.84	25.87	20.10	23.31	3.21	130.95	135.92	4.97	459.02	493.07	34.05
CEDARWOOD	239.73	231.24	(8.49)	20.10	23.31	3.21	130.95	135.92	4.97	390.78	390.47	(0.31)
CHAPEL CREEK	391.61	416.68	25.07	20.10	23.31	3.21	130.95	135.92	4.97	542.66	575.91	33.25
CHARTER CAY	180.60	194.03	13.43	20.10	23.31	3.21	130.95	135.92	4.97	331.65	353.26	21.61
CLUBSIDE	174.79	193.32	18.53	20.10	23.31	3.21	130.95	135.92	4.97	325.84	352.55	26.71
COURTSIDE	49.28	58.98	9.70	20.10	23.31	3.21	130.95	135.92	4.97	200.33	218.21	17.88
COVE, THE	71.91	82.77	10.87	20.10	23.31	3.21	130.95	135.92	4.97	222.96	242.00	19.05
CYPRESS POINT	245.02	262.40	17.38	20.10	23.31	3.21	130.95	135.92	4.97	396.07	421.63	25.56
CYPRESS WALK	277.15	321.41	44.26	20.10	23.31	3.21	130.95	135.92	4.97	428.20	480.64	52.44
FAIRWAY OAKS	207.83	243.31	35.48	20.10	23.31	3.21	130.95	135.92	4.97	358.88	402.54	43.66
FAIRWAY POINT I	405.71	391.49	(14.22)	20.10	23.31	3.21	130.95	135.92	4.97	556.76	550.72	(6.04)
FAIRWAY POINT II	320.94	316.88	(4.06)	20.10	23.31	3.21	130.95	135.92	4.97	471.99	476.11	4.12
ISLAND COURT	328.61	336.04	7.43	20.10	23.31	3.21	130.95	135.92	4.97	479.66	495.27	15.61
ISLAND, THE	1,316.22	1,383.09	66.88	20.10	23.31	3.21	130.95	135.92	4.97	1,467.27	1,542.32	75.06
LAKEWOOD GARDEN I	87.99	90.92	2.93	20.10	23.31	3.21	130.95	135.92	4.97	239.04	250.15	11.11
LAKEWOOD GARDEN II	80.43	89.36	8.93	20.10	23.31	3.21	130.95	135.92	4.97	231.48	248.59	17.11
LAKEWOOD GARDEN III	76.63	83.67	7.04	20.10	23.31	3.21	130.95	135.92	4.97	227.68	242.90	15.22

ASSESSMENT COMPARISONS FISCAL YEAR 2026 AND FISCAL YEAR 2027

ASSOCIATION	2026 ADOPTED Master PER UNIT PER MO.	2027 PROPOSED Master PER UNIT PER MO.	VAR.	2026 ADOPTED AMR PER UNIT PER MO.	2027 PROPOSED AMR PER UNIT PER MO.	VAR.	2026 ADOPTED Cable PER UNIT PER MO.	2027 PROPOSED Cable PER UNIT PER MO.	VAR.	2026 ADOPTED TOTAL PER UNIT PER MO.	2027 PROPOSED TOTAL PER UNIT PER MO.	VAR.
LAKEWOOD MIDRISE CONDO I	50.89	55.41	4.51	20.10	23.31	3.21	130.95	135.92	4.97	201.94	214.64	12.69
LAKEWOOD MIDRISE CONDO II	52.02	77.38	25.36	20.10	23.31	3.21	130.95	135.92	4.97	203.07	236.61	33.54
LAKEWOOD MIDRISE CONDO III	49.29	56.23	6.94	20.10	23.31	3.21	130.95	135.92	4.97	200.34	215.46	15.12
LAKEWOOD MIDRISE CONDO IV	59.82	63.41	3.59	20.10	23.31	3.21	130.95	135.92	4.97	210.87	222.64	11.77
LAUREL OAKS I-III	127.70	142.82	15.12	20.10	23.31	3.21	130.95	135.92	4.97	278.75	302.05	23.30
LAUREL OAKS IV	143.93	158.59	14.66	20.10	23.31	3.21	130.95	135.92	4.97	294.98	317.82	22.84
MAHOGANY BEND	509.53	512.01	2.48	20.10	23.31	3.21	130.95	135.92	4.97	660.58	671.24	10.66
OAKBROOK	669.60	674.52	4.92	20.10	23.31	3.21	130.95	135.92	4.97	820.65	833.75	13.10
PEPPERTREE I	153.41	166.47	13.06	20.10	23.31	3.21	130.95	135.92	4.97	304.46	325.70	21.24
PEPPERTREE II	149.60	154.84	5.24	20.10	23.31	3.21	130.95	135.92	4.97	300.65	314.07	13.42
PEPPERTREE III	168.03	163.62	(4.41)	20.10	23.31	3.21	130.95	135.92	4.97	319.08	322.85	3.77
PINELAKE	44.41	53.45	9.05	20.10	23.31	3.21	130.95	135.92	4.97	195.46	212.68	17.23
PLANTATION COLONY	52.57	62.12	9.55	20.10	23.31	3.21	130.95	135.92	4.97	203.62	221.35	17.73
PLANTERS POINT	323.46	335.53	12.07	20.10	23.31	3.21	130.95	135.92	4.97	474.51	494.76	20.25
QUAIL HOLLOW	49.83	64.09	14.26	20.10	23.31	3.21	130.95	135.92	4.97	200.88	223.32	22.44
RAPBOCA, LLC	864.51	860.80	(3.71)	0.00	0.00	0.00	0.00	0.00	0.00	864.51	860.80	(3.71)
SABAL LAKE	55.01	53.14	(1.87)	20.10	23.31	3.21	130.95	135.92	4.97	206.06	212.37	6.31
SABAL LAKE WEST	53.28	52.36	(0.92)	20.10	23.31	3.21	130.95	135.92	4.97	204.33	211.59	7.26
THE POINTE	318.34	342.76	24.42	20.10	23.31	3.21	130.95	135.92	4.97	469.39	501.99	32.60
WATERS BEND	177.38	198.31	20.93	20.10	23.31	3.21	130.95	135.92	4.97	328.43	357.54	29.11
WATERS EDGE	226.33	234.43	8.10	20.10	23.31	3.21	130.95	135.92	4.97	377.38	393.66	16.28
WATERS REACH	195.07	207.16	12.09	20.10	23.31	3.21	130.95	135.92	4.97	346.12	366.39	20.27
WEDGEWOOD	448.66	479.31	30.64	20.10	23.31	3.21	130.95	135.92	4.97	599.71	638.54	38.82
WILLOW WOOD GARDENS	70.80	86.96	16.16	20.10	23.31	3.21	130.95	135.92	4.97	221.85	246.19	24.34
WILLOW WOOD MIDRISE CONDO I	44.16	50.74	6.59	20.10	23.31	3.21	130.95	135.92	4.97	195.21	209.97	14.77
WILLOW WOOD MIDRISE CONDO II	42.77	49.98	7.20	20.10	23.31	3.21	130.95	135.92	4.97	193.82	209.21	15.38
WILLOW WOOD MIDRISE CONDO III	43.33	51.55	8.22	20.10	23.31	3.21	130.95	135.92	4.97	194.38	210.78	16.40
WIND KEY	283.75	286.42	2.67	20.10	23.31	3.21	130.95	135.92	4.97	434.80	445.65	10.85

ASSESSMENT COMPARISONS FISCAL YEAR 2026 AND FISCAL YEAR 2027

ASSOCIATION	2026			2027			2026			2027			2026			2027		
	ADOPTED Master PER UNIT PER MO.	PROPOSED Master PER UNIT PER MO.	VAR.	ADOPTED AMR PER UNIT PER MO.	PROPOSED AMR PER UNIT PER MO.	VAR.	ADOPTED Cable PER UNIT PER MO.	PROPOSED Cable PER UNIT PER MO.	VAR.	ADOPTED TOTAL PER UNIT PER MO.	PROPOSED TOTAL PER UNIT PER MO.	VAR.	ADOPTED TOTAL PER UNIT PER MO.	PROPOSED TOTAL PER UNIT PER MO.	VAR.	ADOPTED TOTAL PER UNIT PER MO.	PROPOSED TOTAL PER UNIT PER MO.	VAR.
WOODBIDGE	256.75	297.62	40.87	20.10	23.31	3.21	130.95	135.92	4.97	407.80	456.85	49.05						
WOODCREST	192.67	210.87	18.19	20.10	23.31	3.21	130.95	135.92	4.97	343.72	370.10	26.37						
TOTALS	50,304.78	49,856.14	(448.64)	1,145.70	1,328.67	182.97	7,333.20	7,611.52	278.32	58,783.68	58,796.33	12.65						