

**BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.
2022 vs. 2023 BUDGET COMPARISON**

Total Number of Homes	504
Budget Basis - # of Homes	498

	FY2022	2023 PROPOSED BUDGET		
	ANNUAL BUDGET	ANNUAL BUDGET	Change	
ADMINISTRATIVE EXPENSES:				
ONSITE MANAGEMENT TEAM	\$ 286,492	\$ 294,905	\$ 8,413	2.94%
INSURANCE	\$ 84,150	\$ 101,600	\$ 17,450	20.74%
PROPERTY MANAGEMENT FEES	\$ 39,848	\$ 41,874	\$ 2,027	5.09%
BAD DEBT	\$ 5,000	\$ 5,000	\$ -	0.00%
LEGAL	\$ 10,000	\$ 15,000	\$ 5,000	50.00%
OFFICE SUPPLIES	\$ 11,264	\$ 14,240	\$ 2,976	26.42%
ANNUAL REVIEW & TAX PREP	\$ 7,500	\$ 8,000	\$ 500	6.67%
COMPUTER TECHNICAL SUPPORT	\$ 4,173	\$ 4,200	\$ 27	0.65%
OFFICE EQUIPMENT MAINTENANCE	\$ 2,876	\$ 2,900	\$ 24	0.83%
COMMUNITY WEBSITE	\$ 1,271	\$ 1,300	\$ 29	2.27%
LICENSES, FEES & TAXES	\$ 2,098	\$ 2,098	\$ -	0.00%
TOTAL ADMIN EXPENSES	\$ 454,671	\$ 491,117	\$ 36,446	8.02%
COMMON AREA EXPENSES:				
LANDSCAPE MAINTENANCE	\$ 750,588	\$ 788,200	\$ 37,612	5.01%
ELECTRIC	\$ 212,210	\$ 248,400	\$ 36,190	17.05%
ROVING PATROL	\$ 209,837	\$ 246,115	\$ 36,278	17.29%
LANDSCAPE EXTRAS	\$ 152,125	\$ 163,425	\$ 11,300	7.43%
ACCESS CONTROL-GATEHOUSE	\$ 118,587	\$ 294,117	\$ 175,530	148.02%
MULCH	\$ 92,400	\$ 97,020	\$ 4,620	5.00%
LAKE MAINTENANCE	\$ 91,544	\$ 91,700	\$ 156	0.17%
TREE TRIMMING	\$ 85,000	\$ 89,250	\$ 4,250	5.00%
IRRIGATION MAINTENANCE	\$ 45,900	\$ 47,910	\$ 2,010	4.38%
FRONT ENTRY FEATURE	\$ 54,000	\$ 62,200	\$ 8,200	15.19%
GENERAL REPAIRS	\$ 102,440	\$ 121,465	\$ 19,025	18.57%
RECLAIMED WATER	\$ -	\$ -	\$ -	
WATER & SEWER	\$ 37,200	\$ 48,400	\$ 11,200	30.11%
HOLIDAY LIGHTS	\$ 18,000	\$ 19,000	\$ 1,000	5.56%
HURRICANE PREPARATION	\$ 15,000	\$ 25,000	\$ 10,000	66.67%
SHARED ROADWAY MAINTENANCE	\$ 11,239	\$ 10,600	\$ (639)	-5.69%
GATEHOUSE MAINTENANCE	\$ 10,000	\$ 10,000	\$ -	0.00%

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	ANNUAL BUDGET
GATEHOUSE PHONES/INTERNET	\$ 3,984
IRRIGATION REPAIRS	\$ 7,500
LAKE FOUNTAIN MAINT/REPAIR	\$ 1,000
TOTAL COMMON AREA EXPENSES	\$ 2,018,554

2023 PROPOSED BUDGET		
ANNUAL BUDGET	Change	
\$ 6,840	\$ 2,856	71.69%
\$ 7,500	\$ -	0.00%
\$ 2,380	\$ 1,380	138.00%
\$ 2,379,522	\$ 360,969	17.88%

RECREATION AREA:

RESTAURANT OPERATIONS	\$ 465,000
TENNIS PROGRAM	\$ 153,600
ELECTRIC	\$ 130,800
JANITORIAL & SUPPLIES	\$ 131,716
RECREATION AREA REPAIRS & MAINTENANCE	\$ 71,538
CLUBHOUSE ATTENDANTS	\$ 76,311
FITNESS PROGRAM	\$ 75,000
INSURANCE	\$ 57,700
FITNESS CLASSES	\$ 54,600
SPLASH PARK ATTENDANT	\$ 46,738
RECREATION AREA LANDSCAPE CONTRACT	\$ 44,100
WATER & SEWER	\$ 40,800
POOL & SPA MAINTENANCE	\$ 36,180
RECREATION AREA LANDSCAPE EXTRAS	\$ 33,825
CLUBHOUSE ACTIVITIES	\$ 26,912
LICENSES (MUSIC, MOVIES & FITNESS)	\$ 18,297
TELEPHONE, INTERNET & CABLE	\$ 14,400
SPLASH PARK MAINTENANCE	\$ 11,770
HANDYMAN SERVICE	\$ 12,542
RESTAURANT LINEN REPLACEMENT	\$ -
TENNIS & PICKLEBALL SUPPLIES	\$ 10,000
TRASH REMOVAL	\$ 9,480
RESTAURANT REPLACEMENT FOR BREAKAGE	\$ -
IRRIGATION MAINTENANCE	\$ 6,600
NATURAL GAS	\$ 4,800
RESTAURANT POS SYSTEM	\$ -

\$ 605,000	\$ 140,000	30.11%
\$ 163,600	\$ 10,000	6.51%
\$ 151,200	\$ 20,400	15.60%
\$ 135,648	\$ 3,932	2.99%
\$ 83,920	\$ 12,382	17.31%
\$ 82,000	\$ 5,689	7.46%
\$ 75,000	\$ -	0.00%
\$ 72,600	\$ 14,900	25.82%
\$ 54,017	\$ (583)	-1.07%
\$ -	\$ (46,738)	-100.00%
\$ 46,305	\$ 2,205	5.00%
\$ 37,200	\$ (3,600)	-8.82%
\$ 36,500	\$ 320	0.88%
\$ 33,900	\$ 75	0.22%
\$ 5,000	\$ (21,912)	-81.42%
\$ 18,435	\$ 138	0.76%
\$ 13,320	\$ (1,080)	-7.50%
\$ 12,548	\$ 778	6.61%
\$ 21,900	\$ 9,358	74.61%
\$ -	\$ -	
\$ 10,000	\$ -	0.00%
\$ 8,520	\$ (960)	-10.13%
\$ -	\$ -	
\$ 6,930	\$ 330	5.00%
\$ 16,800	\$ 12,000	250.00%
\$ -	\$ -	

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	ANNUAL BUDGET
IRRIGATION REPAIRS	\$ 2,700
TOTAL RECREATION AREA EXPENSES	\$ 1,535,409
TOTAL NON-RECURRING EXPENSES (TurnOver)	\$0
CAPITAL RESERVES	\$0
SUBTOTAL OF OPERATING EXPENSES	\$ 4,008,634

2023 PROPOSED BUDGET		
ANNUAL BUDGET	Change	
\$ 3,000	\$ 300	11.11%
\$ 1,693,343	\$ 157,935	10.29%
\$210,000	\$ 210,000	100.00%
\$0		
\$ 4,773,983	\$ 765,349	19.09%

SPECIAL SERVICE ASSESSMENTS:

ATLANTIC & PACIFIC COLLECTION

A. HOMES

ALARM MONITORING	\$ 77,527
LANDSCAPE MAINTENANCE	223,230
MULCH	27,094
IRRIGATION MAINTENANCE	14,520
IRRIGATION REPAIRS	2,904
TOTAL	\$ 345,275

\$ 76,566	\$ 26.70	0.00%
\$ 243,050	\$ 84.75	5.00%
\$ 28,096	\$ 9.80	5.00%
\$ 22,284	\$ 7.77	5.00%
\$ 3,011	\$ 1.05	5.00%
\$ 373,008	\$ 130.06	3.93%

COASTAL, EMPIRE & MODERN

B. COLLECTION HOMES

ALARM MONITORING	\$ 83,934
LANDSCAPE MAINTENANCE	362,189
MULCH	56,223
IRRIGATION MAINTENANCE	17,292
IRRIGATION REPAIRS	3,144
TOTAL	\$ 522,781

\$ 82,973	\$ 26.70	0.00%
\$ 394,741	\$ 127.01	5.00%
\$ 58,358	\$ 18.78	5.00%
\$ 25,781	\$ 8.30	5.00%
\$ 3,263	\$ 1.05	5.00%
\$ 565,116	\$ 181.83	4.23%

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	FY2022
	ANNUAL BUDGET
	FY2022 Budget Quarterly Assessment*
ATLANTIC & PACIFIC COLLECTION HOMES	
SUBTOTAL OF OPERATING EXPENSES	\$ 687
SUBTOTAL OF SPECIAL SERVICE ASSESSMENTS	\$ 125
TOTAL MONTHLY HOME ASSESSMENT	\$ 812
<i>* Average of Q1 thru Q4 & Special Assessment</i>	
TOTAL QUARTERLY ASSESSMENT	\$ 2,435

COASTAL, EMPIRE & MODERN COLLECTION HOMES	
SUBTOTAL OF OPERATING EXPENSES	\$ 687
SUBTOTAL OF SPECIAL SERVICE ASSESSMENTS	\$ 174
TOTAL MONTHLY HOME ASSESSMENT	\$ 861
<i>* Average of Q1 thru Q4 & Special Assessment</i>	
TOTAL QUARTERLY ASSESSMENT	\$ 2,582

TOTAL GL CONTRIBUTION TO ASSESSMENT (FY2023)	
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2023 PROPOSED BUDGET		
ANNUAL BUDGET	Change	
FY2023 Budget Quarterly Assessment		
\$ 798.86		
\$ 130.06		
\$ 928.92		
\$ 2,786.75	\$ 351.50	14.43%

\$ 798.86		
\$ 181.83		
\$ 980.69		
\$ 2,942.06	\$ 359.81	13.93%

\$ 8,985.92
