

Boca Rio Townhome Association, Inc.
2026 Draft Budget

				<u>2025 Adopted Budget</u>	<u>Proposed 2026</u>
INCOME					
1000 · Association Dues				\$ 887,090.00	\$ 1,045,440.00
Total Income				\$ 887,090.00	\$ 1,045,440.00
EXPENSE					
5000 · Accounting				\$ 4,600.00	\$ 4,600.00
5010 · Bad Debt Expense				\$ 3,000.00	\$ 10,000.00
5015 · Loan Principle				\$ 86,400.00	\$ 94,300.00
5020 · Loan Interest (Truist Bank)				\$ 31,200.00	\$ 24,600.00
5034 · Alarm Monitoring				\$ 450.00	\$ 780.00
5040 · Common Prop Maint				\$ 5,000.00	\$ 20,000.00
5060 · Electricity				\$ 22,500.00	\$ 25,000.00
5071 · Fence Repairs/Rebuild				\$ 10,000.00	\$ 10,000.00
5072 · Fence Painting				\$ 20,000.00	\$ 500.00
5081 · Golf Cart Repairs				\$ 200.00	\$ 2,000.00
5082 · Gas/Fuel				\$ 1,800.00	\$ 1,000.00
5090 · Insurance Expense				\$ 400,320.00	\$ 320,000.00
5100 · Irrigation Expense				\$ 10,000.00	\$ 7,000.00
5110 · Lake Maintenance				\$ 2,400.00	\$ 2,050.00
5130 · Lawn Maintenance				\$ 99,600.00	\$ 113,300.00
5140 · Legal Fees				\$ 750.00	\$ 5,000.00
5150 · Management Fee				\$ 72,000.00	\$ 150,000.00
5160 · Misc. Expense				\$ 500.00	\$ 1,000.00
5171 · Office Supplies				\$ 750.00	\$ 500.00
5172 · Computer IT Expense				\$ 600.00	\$ 500.00
5173 · Computer Software/Subscription				\$ 500.00	\$ 540.00
5181 · Pool Service				\$ 7,800.00	\$ 9,000.00
5182 · Pool Repairs/Supplies				\$ 1,000.00	\$ 9,000.00
5200 · Postage & Mailing				\$ 500.00	\$ 500.00
5210 · Printing & Copying				\$ 500.00	\$ 500.00
5230 · Roof Repairs				\$ 1,500.00	\$ 5,000.00
5265 · Stucco Repairs				\$ 1,500.00	\$ 103,500.00
5270 · Taxes/Licenses/Fees				\$ 500.00	\$ 500.00
5280 · Telephone & Internet				\$ 2,600.00	\$ 2,600.00
5290 · Tools & Equipment				\$ 400.00	\$ 4,000.00
5320 · Tree Trimming				\$ 25,000.00	\$ 30,000.00
5330 · Water Utilities				\$ 4,800.00	\$ 4,800.00
5350 · Bank Fees				\$ 150.00	\$ 150.00
**Trash/Dumpster				\$ -	\$ 3,500.00
6000 · Payroll Expense - Maint.				\$ 40,710.00	\$ 45,710.00
9000 · Reserve Expense				\$ 27,560.00	\$ 34,000.00
Total Expense				\$ 887,090.00	\$ 1,045,430.00
Total Per Unit Annually				\$ 3,360.19	\$ 3,959.96
Per Month				\$ 280.02	\$ 330.00