The Plum At Boca Pointe Condominium Association, Inc.
Approved 2026-2027 Budget

Account	Description	2025 Budget	2026 Budget
	Income		
63-63100-00	Homeowner Assessment	$ 3,060,816.00	$ 2,925,780.00
63-63101-00	Late Fee Income	$ -	$ -
63-63106-00	Special Assessment-Roof Project	$ -	$ -
63-63311-00	Other Income	$ -	$ -
63-63315-00	Owner NSF Fee	$ -	$ -
63-63400-00	Miscellaneous Income	$ -	$ -
	Income Accounts Total	**$ 3,060,816.00**	**$ 2,925,780.00**
	Expense Accounts		
Administrative			
70-50008-00	Accounting Fees	$ 4,500.00	$ 4,500.00
70-50011-00	HOA Association Fee	$ 1,534,891.00	$ 1,323,811.00
70-50015-00	Legal Fee's	$ 10,000.00	$ 15,000.00
70-50035-00	Bank Charges	$ 160.00	$ 160.00
70-50045-00	Bad Debts	$ 8,000.00	$ 10,000.00
70-50050-00	Annual Condo Fees	$ -	$ 1,250.00
70-50055-00	Administrative Expenses	$ 12,000.00	$ 4,000.00
70-50060-00	Project/Construction Engineer	$ 65,000.00	$ 50,000.00
70-50065-00	Loan Interest	$ 16,250.00	$ -
Property Insurance			
71-52030-00	Multiperil Insurance	$ 1,084,060.00	$ 885,000.00
71-52031-00	Flood Insurance	$ 109,684.00	$ 100,000.00
Utilities			
72-54050-00	Electricity	$ 6,000.00	$ 6,500.00
Contracts			
73-61011-00	Pest Control	$ 1,500.00	$ 1,500.00
Repair & Maintenance			
75-70060-00	R&M General	$ 53,271.00	$ 29,224.01
75-70095-00	R&M Roof	$ 100,000.00	$ 50,000.00
Reserves			
	Full Reserve Funding	$ 55,500.00	$ 444,834.99
	Operating Accounts Net	**$ 3,060,816.00**	**$ 2,925,780.00**

Assessment Per Unit	**Monthly per Unit**	**$ 715.00**
	Yearly per Unit	**$ 8,580.00**

The Plum At Boca Pointe Condominium Association, Inc.
Reserve Schedule

Reserve Item	Estimated Replacement Cost	Estimated Useful Life	Estimated Remaining Life	Projected Reserve Balance for 12/31/2025	Full Reserve Funding
Reserves - Pressure Cleaning	$ 6,000.00	5	5	$ 605.00	$ 1,079.00
Reserves - Awing	$ 10,000.00	10	10	$ 3,709.11	$ 629.09
Reserves - Catastrophic Fund	$ 500,000.00	10	10	$ 39,821.89	$ 46,017.81
Reserves - Lighting	$ 50,000.00	10	10	$ 4,422.15	$ 4,557.79
Reserves - Flat Roof	$ 1,000,000.00	20 *	21	$ 57,824.47	$ 44,865.50
Reserves - Roof	$ 7,175,000.00	20 *	21	$ 29,641.75	$ 340,255.15
Reserves - Painting	$ 250,000.00	20 *	21	$ 93,956.41	$ 7,430.65
Reserves - Interest				$ 178,097.98	
TOTALS	**$ 8,991,000.00**			**$ 408,078.76**	**$ 444,834.99**

* - Reserve funding is based on a zero date after current roofing, painting, and cleanup projects are completed; Special Assessments will be used to fund these current projects which are schedule to be completed in 2026.