

FAIRFIELD AT BOCA HOMEOWNERS ASSOCIATION INC.
APPROVED BUDGET FOR PERIOD 1/01/2026 - 12/31/2026
NUMBER OF UNITS 428

	2025 ADOPTED BUDGET	2026 APPROVED BUDGET
INCOME:		
6310 ASSESSMENT INCOME	975,840	975,840
6340 LATE FEE	0	3,000
6350 SCREENING FEES	10,000	15,000
JANITORIAL SUB ASSOCIATION	11,760	10,752
6385 GATE KEYS/TRANSPONDERS	2,500	5,000
TOTAL INCOME	1,000,100	1,009,592

EXPENSES:

ADMINISTRATIVE

7020 ACCOUNTING/AUDIT	6,000	6,600
7025 BAD DEBT	4,560	4,560
7030 LEGAL FEES	10,000	15,000
7050 BILLING/OFFICE	10,000	11,000
7051 BACK GROUND CHECK	2,500	1,500
7055 ON SITE COMPUTER EXP	10,000	10,000
7060 LICENSES/PERMITS/FEES	840	840
7070 INSURANCE GENERAL	111,406	105,000
7110 SOUTHSTATE LINE OF CREDIT	40,000	42,000
7115 SOUTHSTATE INTEREST	8,000	6,000
TOTAL ADMINISTRATIVE	203,306	202,500

UTILITIES

8910 ELECTRIC	54,586	54,540
8930 WATER & SEWER	3,500	2,300
8950 TRASH REMOVAL	400	400
8970 TELEPHONE/INTERNET	8,607	9,290
TOTAL UTILITIES	67,093	66,530

CONTACT EXPENSES

9005 MANAGEMENT	165,900	170,877
9010 POOL SERVICE	11,500	11,500
9020 LANDSCAPE MAINTENANCE	33,000	38,350
9030 TREE TRIMMING	26,000	30,000
9032 LAKE MAINTENANCE	4,000	4,000
9035 IRRIGATION	23,400	25,000
9040 PEST CONTROL	10,000	10,000
9042 FERTILIZATION	2,340	0
9050 MAINTENANCE PERSONNEL	26,208	26,355
9075 GATE ATTENDANT	200,000	215,000
9076 PARKING/TRAFFIC ENFORCEMENT	9,000	5,500
TOTAL CONTRACTS	511,348	536,582

OPERATING EXPENSES

9105 GENERAL REPAIR/MAINTENANCE	34,000	25,000
9108 ELECTRICAL REPAIRS/MAINTENANCE	11,000	17,000
9110 POOL/SPA REPAIR/MAINTENANCE	10,000	12,000
9114 TENNIS COURT/HANDBALL/TOT LOT	1,000	1,000
9125 LANDSCAPE OTHER	25,000	25,000
9136 IRRIGATION REPAIR/MAINTENANCE	35,000	40,000
9146 FOUNTAIN REPAIR/MAINTNENANCE	1,000	1,000
9150 MAINTENANCE SUPPLIES	5,000	6,500
9155 CAMERA SYSTEM	5,000	5,000
9156 GOLF CART MAINTENANCE	2,500	1,500
9165 GATE REPAIR/MAINTENANCE	11,000	15,000
9171 HOLIDAY LIGHTING	5,200	5,500
9210 COMMUNITY IMPROVEMENTS	16,656	0
TOTAL OPERATING EXPENSE	162,356	154,500

TOTAL EXPENSES WITH OUT RESERVES	944,103	960,112
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RESERVES

9910 BETTERMENT/IMPROVEMENT	15,000	15,000
9940 PAINTING	346	347
9950 PAVING	13,670	9,878
9957 POOL DIAMOND BRITE	9,900	9,900
9958 POOL EQUIPMENT	14,355	14,355
9980 ROOF RESERVE	2726	0
TOTAL RESERVES	55,997	49,480

TOTAL EXPENSES WITH RESERVES	1,000,100	1,009,592
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MAINTENANCE ASSESSMENT

	2025	2026
ANNUAL	\$2,280.00	\$2,280.00
MONTHLY FEE	\$190.00	\$190.00

FAIRFIELD @ BOCA H.O.A. INC.

RESERVE SCHEDULE FOR YEAR 2026

G/L A/C	DESCRIPTION	ESTIMATED LIFE	ESTIMATED REMAINING LIFE	REPLACEMENT VALUE	ESTIMATED BALANCE 12/31/2025	BALANCE TO FUND	REQUIRED YEAR 2026 FUNDING
9910	BETTERMENT/IMPROVEMENT		1	80,000	65,000	15,000	15,000
9913	CAPITAL IMPROVEMENT		1	123,127	123,127	0	0
9940	PAINTING	7	6	22,425	20,346	2,079	347
9950	PAVING	20	15	160,000	13,670	146,330	9,878
9955	POOL		1	14,600	14,600	0	0
9957	POOL DIAMOND BRITE	10	2	33,000	13,200	19,800	9,900
9958	POOL EQUIPMENT	10	3	66,000	22,935	43,065	14,355
9980	ROOF REPLACEMENT	10	0	22,500	22,500	0	0
TOTAL RESERVES				521,652	295,378	226,274	49,480