MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC.

Approved Budget 2026

Description	2026	
REVENUE		
Maintenance Income	$	1,865,928.00
TOTAL REVENUE	**$**	**1,865,928.00**
ADMINISTRATIVE		
Accounting & Audit	$	16,600.00
Bad Debt Expense	$	8,000.00
Legal Fees	$	10,000.00
License/Permits/ Fees/ Dues	$	300.00
Mailing & Office Supplies	$	9,000.00
Community Events	$	1,000.00
TOTAL ADMINISTRATIVE	**$**	**44,900.00**
INSURANCE		
Insurance	$	70,000.00
TOTAL INSURANCE	**$**	**70,000.00**
UTILITY EXPENSES		
Electric - Irrigation Pumps	$	15,116.01
Electric - Rec/Pool/Tennis	$	20,504.93
Electric - Guardhouse	$	18,540.00
Electric - Street Lights	$	23,164.44
TV & Internet	$	396,095.65
Water & Sewer	$	3,811.00
Telephone - Pool/Security	$	1,200.00
TOTAL UTILITIES	**$**	**478,432.03**
CONTRACTS		
Property Management	$	91,715.00
Janitorial Service	$	41,472.00
Lake Maintenance	$	9,092.00
Landscape Maintenance	$	192,005.00
Pool Service	$	12,600.00
Gates & Rover Patrol	$	312,388.00
Residential Monitoring/ADT	$	82,000.00
Envera Homeowner Enhancement APP	$	4,560.00
Pest Control/Fitness	$	24,180.00
Fitness Equipment	$	2,354.00
Wells Fargo Lease (Golf Cart)	$	3,210.00
Irrigation	$	-
TOTAL CONTRACTS	**$**	**775,576.00**

REPAIRS & MAINTENANCE		
Tree Trimming	$	125,799.97
Repairs & Supplies	$	25,000.00
Holiday Lights	$	6,000.00
Irrigation	$	20,000.00
Common Area Mulch	$	15,420.00
Single Family/Estate Homes Mulch	$	8,000.00
Landscape Improvements	$	50,000.00
Janitorial Supplies	$	5,000.00
Pressure Cleaning	$	12,500.00
Street Drain Cleaning	$	16,000.00
Gate Maintenance	$	2,500.00
Electrical Repairs	$	10,000.00
Pool/Spa Repair/Supplies	$	10,000.00
TOTAL Repairs & Main	**$**	**306,219.97**
RESERVES		
Roads/Sidewalks	$	5,000.00
Pool Resurfacing	$	3,000.00
Tennis Courts	$	3,000.00
Clubhouse/Gatehouse	$	20,800.00
Deferred Maintenance	$	6,000.00
Gates/Fountains/Motors	$	3,000.00
Townhouse/Villa Painting	$	25,000.00
Villa Roof	$	74,950.00
Townhouse Roof	$	50,050.00
TOTAL RESERVES	**$**	**190,800.00**
TOTAL EXPENSES	**$**	**1,675,128.00**
TOTAL EXPENSE+ RESERVES	**$**	**1,865,928.00**

Monthly Maintenance	**2026**	
Town Homes - 126	$	424.00
Villas - 128	$	430.00
Estate Homes - 30	$	409.00
Zero-Lot Homes - 88	$	395.00