

BOCA SIESTA CONDOMINIUM ASSOCIATION, INC - 2026 BUDGET \$10M WIND COVERAGE

	2025 BUDGET	YEAR END PROJECTION	2025 (p) Variance Fav/(Unfav)	% Fav / (Unfav)	PROPOSED 2026 BUDGET	2026 Budget vs. 2025 (p) Incr / (Decr)	% Incr / (Decr)
REVENUES							
41000 - Maintenance Assessment	\$1,022,174	\$1,022,174	\$0		\$828,034	(\$194,140)	
41130 - Reserve Income	120,200	120,200	0		153,463	33,263	
41180 - Insurance Claim Proceeds	0	11,227	11,227		0	(11,227)	
42100 - Interest Income	15,000	35,939	20,939		32,000	(3,939)	
42130 - Late Charges	0	147	147		0	(147)	
42160 - Tract A Income	6,876	6,876	0		6,876	0	
42170 - Application Fees	0	900	900		0	(900)	
TOTAL REVENUES	1,164,250	1,197,462	33,212	3%	1,020,373	(177,089)	-15%
OPERATING EXPENSES							
60000 - Maintenance Payroll & Benefits	90,000	82,400	7,600		90,000	7,600	
60060 - Professional Fees	8,500	0	8,500		0	0	
60070 - Accounting Svc	9,500	0	9,500		9,500	9,500	
60170 - Insurance Bldg/other	550,000	410,949	139,051		359,949	(51,000)	
60171 - Insurance Recover Funds	0	2,420	(2,420)		0	(2,420)	
60220 - Legal Fees	17,000	26,188	(9,188)		20,000	(6,188)	
60270 - Fees, Dues, License	800	1,084	(284)		1,626	542	
60290 - Division Fees	200	0	200		0	0	
60320 - Management Fees	19,000	19,000	0		19,760	760	
60370 - Office Expense	1,900	8,875	(6,975)		2,000	(6,875)	
60460 - Beach Access	37,500	37,500	0		37,500	0	
60490 - Income Taxes	6,000	11,825	(5,825)		6,000	(5,825)	
61110 - Telephone	6,300	3,473	2,827		3,473	(0)	
61115 - Entrance & Elevator Phone	1,575	1,491	84		1,491	0	
61140 - Cable TV	30,000	30,486	(486)		30,486	(0)	
61145 - Online Services	450	450	0		0	(450)	
61150 - Electric	18,500	15,567	2,933		18,000	2,433	
61230 - Water & Sewer	43,000	31,994	11,006		43,000	11,006	
63000 - Grounds Contract	48,000	48,000	0		50,400	2,400	
63010 - Fertilization	6,000	5,940	60		5,940	0	
63020 - Hardscape R&M	2,300	2,300	0		5,000	2,700	
63037 - Landscape Plants	5,400	9,400	(4,000)		5,400	(4,000)	
63040 - Tree T Contingency	5,000	5,000	0		5,000	0	
63120 - Mulch	4,200	4,200	0		4,200	0	
63130 - Irrigation Repairs	7,000	10,108	(3,108)		9,000	(1,108)	
63250 - Tree Trimming	5,500	7,250	(1,750)		7,500	250	
64000 - Building Repairs & Maint	43,000	40,334	2,666		30,000	(10,334)	
64010 - Janitorial Supplies	6,000	0	6,000		8,050	8,050	
64060 - Electrical Repairs Svr	1,000	0	1,000		1,000	1,000	
64070 - Plumbing R&M	8,000	5,298	2,702		11,000	5,702	
64080 - HVAC R&M	2,200	0	2,200		405	405	
64110 - Generator Maint	1,575	0	1,575		2,600	2,600	

BOCA SIESTA CONDOMINIUM ASSOCIATION, INC - 2026 BUDGET 10 MIL WIND COVERAGE

	2025 BUDGET	YEAR END PROJECTION	2025 (p) Variance Fav/(Unfav)	% Fav / (Unfav)	PROPOSED 2026 BUDGET	2026 Budget vs. 2025 (p) Incr / (Decr)	% Incr / (Decr)
64120 - Pest Control	2,200	2,200	0		2,412	212	
64130 - Fire Alarm Contract	4,700	4,700	0		5,213	513	
64140 - Fire Alarm Repairs	2,200	5,017	(2,817)		4,689	(328)	
64230 - Elevator R&M	2,700	1,241	1,460		1,500	260	
64270 - Elevator Contract	5,350	5,350	0		4,440	(910)	
65020 - Clubhouse Rep&Svc	10,000	0	10,000		5,000	5,000	
65100 - Pool Repairs	3,500	0	3,500		2,000	2,000	
65110 - Pool Chemicals	3,000	0	3,000		4,500	4,500	
65140 - Pool Heat	10,000	11,996	(1,996)		10,000	(1,996)	
Total Operating Expenses	\$1,029,050	\$852,035	\$177,015	17%	\$828,034	(\$24,001)	-3%
Reserve Transfer (s)							
67001 - SIRS Reserve Transfer	135,200	135,200	0		184,256	49,056	
Capitol Reserves	0	8,083	(8,083)		8,083	0	
Total Reserve Transfer (s)	\$135,200	\$143,283	(\$8,083)	-6%	\$192,339	\$49,056	34%
Total Reserve & Oprtg Expenses	1,164,250	995,318	168,932	15%	1,020,373	25,055	3%
Net Excess/Deficit (+/-)	\$0	\$202,144	\$202,144		\$0		
HOA fees 2 bedroom	\$23,799				\$20,448	(\$3,352)	-14%
HOA fees 3 bedroom	\$35,699				\$30,672	(\$5,027)	-14%
Quarterly HOA fees 2 bedroom	\$5,950				\$5,112	(\$838)	-14%
Quarterly HOA fees 3 bedroom	\$8,925				\$7,668	(\$1,257)	-14%

Assessment Schedule	2 BR	3 BR	2 BR	3 BR
1-Jan	8,814	13,222	5,612	8,168
1-Apr	8,814	13,222	5,612	8,168
1-Jul	3,085	4,628	4,612	7,168
1-Oct	3,085	4,628	4,612	7,168
Totals	23,799	35,699	20,448	30,672

RESERVES	GENERAL RESERVES	SIRS STUDY RESERVES (STATUTORY)	Total Reserves
Balance Jan 1, 2025	\$ 75,000	\$ 558,000	\$ 633,000
2025 Contributions	-	135,200	135,200
2025 Expenditures	(8,083)	(47,731)	(55,814)
Projected Year-End Balance 12/31/25	\$ 66,917	\$ 645,469	\$ 712,386
Budgeted Reserves - 2026			
Added Reserves - 2026	8,083	184,256	\$ 192,339
Expenditures - 2026	(27,348)	(497,167)	(524,515)
Projected Year-End Balance 12/31/26	\$ 47,652	\$ 332,558	\$ 380,210