

Boca Bayou Condominium Association, Inc.
Adopted Operating Budget
January 1, 2016 - December 31, 2016

Account Numbers	Approved Budget 2015	Budget 2016	Common Area	Phase 1 (1,2,3)	Phase 2 (4,6,7)	Phase 3 (8,9,10) (11,12,13)	Phase 4 (14,15,16)	Phase 5 (17,18,19) (20,21)	Phase 6 Caribbean (26,27)	Phase 7 (22)	Phase 8 Harbour Homes (23,24)
Income											
5000 Maintenance	\$ 3,391,781	\$ 3,348,371	\$ -	\$ 297,380	\$ 615,418	\$ 749,850	\$ 413,406	\$ 724,490	\$ 294,541	\$ 151,654	\$ 101,632
Reserves	597,053	432,600	-	39,600	75,600	99,000	53,400	97,200	36,000	21,000	10,800
5550 Interest	2,000	2,000	-	183	350	458	247	449	166	97	50
5006 Dock Rental	60,000	60,000	60,000	-	-	-	-	-	-	-	-
5500 Screening	10,000	10,000	-	915	1,748	2,288	1,234	2,247	832	485	250
5506 Laundry Commission	28,830	30,000	-	3,079	5,879	7,698	4,152	7,558	-	1,633	-
5530 Late Charges Income	5,000	5,000	5,000	-	-	-	-	-	-	-	-
5570 Miscellaneous Income	500	5,000	5,000	-	-	-	-	-	-	-	-
	<u>4,095,164</u>	<u>3,892,971</u>	<u>70,000</u>	<u>341,158</u>	<u>698,994</u>	<u>859,295</u>	<u>472,440</u>	<u>831,944</u>	<u>331,539</u>	<u>174,870</u>	<u>112,731</u>
Expenses											
8540 Audit	\$ 9,000	\$ 9,000	9,000	-	-	-	-	-	-	-	-
Alarm	1,700	1,700	-	-	-	-	-	-	-	-	1,700
Bad Debt	50,000	50,000	-	4,577	8,738	11,442	6,172	11,234	4,161	2,427	1,248
8390 Back Flow Inspection	5,000	5,000	5,000	-	-	-	-	-	-	-	-
9060 Bldg. Maint. & Supplies	100,000	150,000	-	13,731	26,214	34,327	18,516	33,703	12,483	7,282	3,745
Concrete Repairs	25,000	1,000	-	103	196	257	138	252	-	54	-
Roof Repairs	23,000	5,000	-	500	953	1,248	673	1,226	-	265	136
9016 Bookkeeping	31,827	31,827	31,827	-	-	-	-	-	-	-	-
9075 Cable Service	376,000	385,000	385,000	-	-	-	-	-	-	-	-
9125 Cleaning	162,000	151,200	42,000	10,252	19,572	25,630	13,825	25,164	9,320	5,437	-
Cleaning Supplies	8,000	8,000	500	704	1,344	1,760	950	1,728	640	373	-
8290 Clubhouse Maint.	1,200	1,200	1,200	-	-	-	-	-	-	-	-
8400 Contingency	25,000	25,000	25,000	-	-	-	-	-	-	-	-
8270 Dock Repairs	24,000	24,000	24,000	-	-	-	-	-	-	-	-
9010 Electricity	89,500	91,500	32,500	6,754	10,043	15,556	4,023	7,170	10,810	2,065	2,579
9050 Elevators	60,000	60,000	-	5,633	10,754	14,083	7,596	13,826	5,121	2,987	-
8250 Exterminator/white flies	25,000	25,000	25,000	-	-	-	-	-	-	-	-
8310 Fees	1,500	1,500	1,500	-	-	-	-	-	-	-	-
8225 Fertilization	27,000	-	-	-	-	-	-	-	-	-	-
9065 Fire Alarm & Monitor	42,000	42,000	-	3,943	7,528	9,858	5,317	9,679	3,585	2,091	-
9067 Fire Pumps - Inspection & Repairs	12,000	12,000	-	1,098	2,097	2,746	1,481	2,696	999	583	300
Fire Extinguishers	5,400	5,400	5,400	-	-	-	-	-	-	-	-
9040 Gas	134,000	129,000	37,000	11,737	20,797	20,038	13,222	21,676	-	4,530	-
8300 Gate Repairs	5,000	10,000	10,000	-	-	-	-	-	-	-	-
8245 Golf Cart Maintenance	2,000	2,000	2,000	-	-	-	-	-	-	-	-
8265 Holiday Decorations	8,000	8,000	8,000	-	-	-	-	-	-	-	-
9510 Insurance	585,000	535,000	190,000	27,490	60,247	74,496	40,812	77,117	18,523	11,315	35,000
8380 Land Sales	2,884	2,884	2,884	-	-	-	-	-	-	-	-
Landscape - limited common areas	3,000	3,800	-	-	-	-	-	-	-	-	3,800
8224 Landscape Extras	20,000	20,000	20,000	-	-	-	-	-	-	-	-
9017 Landscape Maintenance	130,000	230,000	230,000	-	-	-	-	-	-	-	-
9512 Legal	44,000	44,000	20,000	2,197	4,194	5,492	2,963	5,393	1,997	1,165	599
8060 Maint/Supply-Repair	95,000	75,000	75,000	-	-	-	-	-	-	-	-
8330 Office Supplies/Printing	24,000	24,000	24,000	-	-	-	-	-	-	-	-

Boca Bayou Condominium Association, Inc.
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Account	Approved Budget 2015	Budget 2016	Common Area	Phase 1 (1,2,3)	Phase 2 (4,6,7)	Phase 3 (8,9,10) (11,12,13)	Phase 4 (14,15,16)	Phase 5 (17,18,19) (20,21)	Phase 6 Caribbean (26,27)	Phase 7 (22)	Phase 8 Harbour Homes (23,24)
9018 Payroll & Benefits	325,000	325,000	325,000	-	-	-	-	-	-	-	-
9019 Pool & Fountain Maintenance	20,700	22,500	22,500	-	-	-	-	-	-	-	-
8280 Pool Repairs	10,000	10,000	10,000	-	-	-	-	-	-	-	-
Recreation Area	9,000	9,000	9,000	-	-	-	-	-	-	-	-
Rodent Control	43,200	43,200	7,200	3,295	6,291	8,239	4,444	8,089	2,996	1,748	899
Pest Control	48,000	48,000	24,000	2,197	4,194	5,492	2,963	5,393	1,997	1,165	599
Iguana Control	6,000	6,000	6,000	-	-	-	-	-	-	-	-
9545 Sales Tax	2,100	2,100	2,100	-	-	-	-	-	-	-	-
9070 Screening	16,000	16,000	-	1,465	2,796	3,662	1,975	3,595	1,331	777	399
8230 Seawall Maintenance	24,000	24,000	24,000	-	-	-	-	-	-	-	-
8145 Access Control	240,000	240,000	240,000	-	-	-	-	-	-	-	-
8320 Social Supplies	100	100	100	-	-	-	-	-	-	-	-
8215 Sprinkler Supplies	1,000	1,000	1,000	-	-	-	-	-	-	-	-
8200 Telephone	41,700	47,700	9,000	3,380	6,452	8,450	4,558	8,296	3,073	1,792	2,700
8285 Tennis Court/ Putting Green	3,000	3,000	3,000	-	-	-	-	-	-	-	-
Termites	2,400	2,400	-	246	470	616	332	605	-	131	-
Transponders	3,000	3,000	3,000	-	-	-	-	-	-	-	-
Trash Chutes	1,500	1,500	-	154	294	385	208	378	-	82	-
8030 Trash Removal	20,000	20,000	3,000	1,596	3,047	3,990	2,152	3,917	1,451	846	-
8220 Tree Trimming	75,000	-	-	-	-	-	-	-	-	-	-
9013 Uniforms	4,400	4,400	4,400	-	-	-	-	-	-	-	-
9020 Water & Sewer	445,000	455,000	95,000	24,282	61,745	71,970	49,085	80,498	56,850	15,404	166
Prior Year Deficits (surplus)	-	7,460	-	-	29,000	-	-	(19,440)	-	(2,100)	-
Reserves	597,053	432,600	-	39,600	75,600	99,000	53,400	97,200	36,000	21,000	10,800
Net Activity to allocate	-	(0)	(1,925,111)	176,224	336,427	440,559	237,635	432,549	160,203	93,452	48,061
	4,095,164	3,892,971		341,158	698,994	859,295	472,440	831,944	331,539	174,870	112,731

Boca Bayou Condominium Association, Inc.
Proposed Operating Budget
January 1, 2016 - December 31, 2016

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	Replacement Cost	Estimated Life	Estimated Remaining Life	Projected Cash Balance 1/1/2016	2016 Proposed Reserve Funding	2016 Adopted Reserve Funding
Phase I						
Roofing	\$ 840,000	15 years	10	14,454	84,000	14,095
Painting	78,558	7 years	1	16,221	78,558	13,182
Elevators	75,000	25 years	1	7,743	67,257	11,286
Asphalt	51,500	20 years	7	1,182	6,176	1,036
	<u>\$ 1,045,058</u>			<u>\$ 39,600</u>	<u>\$ 235,990</u>	<u>\$ 39,600</u>
Phase II						
Roofing	\$ 840,000	15 years	10	20,428	84,000	19,470
Painting	128,168	7 years	1	37,403	128,168	29,707
Elevators	100,000	25 years	1	14,591	100,000	23,178
Asphalt	98,000	20 years	7	3,178	14,000	3,245
	<u>\$ 1,166,168</u>			<u>\$ 75,600</u>	<u>\$ 326,168</u>	<u>\$ 75,600</u>
Phase III						
Roofing	\$ 1,680,000	15 years	10	34,382	168,000	32,599
Painting	173,845	7 years	1	42,693	173,845	33,733
Elevators	150,000	25 years	1	18,419	150,000	29,106
Asphalt	128,500	20 years	7	3,506	18,357	3,562
	<u>\$ 2,132,345</u>			<u>\$ 99,000</u>	<u>\$ 510,202</u>	<u>\$ 99,000</u>
Phase IV						
Roofing	\$ 840,000	15 years	10	70,000	84,000	16,519
Painting	102,686	7 years	1	102,686	102,686	20,194
Elevators	75,000	25 years	1	37,500	75,000	14,749
Asphalt	69,000	20 years	7	7,667	9,857	1,938
	<u>\$ 1,086,686</u>			<u>\$ 217,853</u>	<u>\$ 271,543</u>	<u>\$ 53,400</u>
Phase V						
Roofing	\$ 1,400,000	15 years	10	30,955	140,000	29,831
Painting	173,173	7 years	1	45,948	173,173	36,899
Elevators	125,000	25 years	1	16,583	125,000	26,635
Asphalt	126,000	20 years	7	3,715	18,000	3,835
	<u>\$ 1,824,173</u>			<u>\$ 97,200</u>	<u>\$ 456,173</u>	<u>\$ 97,200</u>
Phase VI - Caribbean						
Roofing	\$ 560,000	15 years	20	15,112	28,000	8,868
Painting	50,000	7 years	1	16,192	50,000	15,836
Elevators	100,000	25 years	15	0	6,667	2,111
Asphalt	29,000	20 years	1	4,696	29,000	9,185
	<u>\$ 739,000</u>			<u>\$ 36,000</u>	<u>\$ 113,667</u>	<u>\$ 36,000</u>
Phase VII						
Roofing	\$ 280,000	15 years	10	6,416	28,000	6,229
Painting	37,537	7 years	1	10,322	37,537	8,351
Elevators	25,000	25 years	1	3,437	25,000	5,562
Asphalt	27,000	20 years	7	825	3,857	858
	<u>\$ 369,537</u>			<u>\$ 21,000</u>	<u>\$ 94,394</u>	<u>\$ 21,000</u>
Harbour Homes						
Roofing	\$ 400,000	20 years	7	6,189	50,954	6,537
Painting	32,000	7 years	1	4,456	32,000	4,105
Elevators	-	-	-	-	-	-
Asphalt	10,000	15 years	8	155	1,231	158
	<u>\$ 442,000</u>			<u>\$ 10,800</u>	<u>\$ 84,184</u>	<u>\$ 84,184</u>