

BOCA LINDA NORTH
ESTIMATED EXPENSES - 2025

	Jan - Sept Actual	Oct-Dec Estimated	Total 2025
Accounting Fees	5,000	-	5,000
Legal Fees	4,114	1,029	5,143
License & Registration	1,305	-	1,305
Office Supplies	3,443	861	4,304
Insurance	353,570	85,821	439,391
Management Fees	17,513	4,500	22,013
Electricity	11,906	2,977	14,883
Cable	-	-	-
Water & Sewer	83,941	20,985	104,926
Trash	1,750	900	2,650
Janitorial	15,695	3,900	19,595
Irrigation Repairs & Supplies	2,650	1,200	3,850
Landscaping	225	700	925
Lawn Maintenance Contract	23,088	7,800	30,888
Lawn Fertilization	1,680	420	2,100
Pest Control	12,296	6,270	18,566
Pool Maintenance	4,992	1,248	6,240
Pool Repairs	860	215	1,075
Pressure Cleaning	5,000	-	5,000
Repairs & Maintenance	19,883	4,971	24,854
Roof Repairs	42,395	10,599	52,994
Backflow Device Maintenance	-	-	-
Tree Trimming	7,150	-	7,150
Website - Removing for 2026	740	-	740
TOTAL	619,196	154,395	772,851

BOCA LINDA NORTH

PROJECTED BUDGET - 2026

	ACTUAL 2024	BUDGET 2025	ESTIMATED 2025	PROPOSED 2026
Accounting Fees	4,300	4,000	5,000	5,500
Legal Fees	27,190	10,000	5,143	5,000
License & Registration	362	600	1,305	500
Office Supplies	6,612	4,000	4,304	2,000
Insurance	453,067	450,000	439,391	350,000
Management Fees	31,500	34,395	22,013	21,000
Electricity	14,237	16,467	14,883	15,000
Cable	66,870	-	-	-
Water & Sewer	90,607	93,062	104,926	110,000
Bulk Trash	1,925	5,000	2,650	3,600
Janitorial	13,320	14,280	19,595	20,000
Irrigation Repairs & Supplies	6,420	2,750	3,850	5,000
Landscaping Projects	1,715	1,500	925	25,000
Lawn Maintenance Contract	33,420	38,046	30,888	32,000
Lawn Fertilization	700	1,200	2,100	2,500
Pest Control	25,814	15,139	18,566	20,000
Pool Maintenance	3,280	3,304	6,240	7,000
Pool Repairs	1,145	7,500	1,075	2,000
Pressure Cleaning	-	-	5,000	7,500
Repairs & Maintenance	19,065	11,500	24,854	25,000
Roof Repairs	21,240	61,675	52,994	-
Backflow Device Maintenance	-	800	-	1,000
Tree Trimming	12,200	17,080	7,150	15,000
Website	-	-	740	-
TOTALS	834,989	792,298	772,851	674,600

BOCA LINDA NORTH

Previous Reserves Calculations Not Available
USING SAME AMOUNTS AS LAST YEAR UNTIL RESERVE STUDY COMPLETED

RESERVES USEFUL LIFE SCHEDULE & REPLACEMENT CALCULATIONS

	Useful Life	Replacement Cost	Years Left	End of 2025 Reserves	Reserves To Be Added in 2026	Required Ending For 12/31/26
Painting					#DIV/0!	#DIV/0!
Pavement					#DIV/0!	#DIV/0!
Roofs					#DIV/0!	#DIV/0!
Totals				0	#DIV/0!	#DIV/0!

RESERVES CALCULATION PER UNIT - 128 UNITS

	Monthly Per Unit	Balance 12/31/2025	Reserves To Be Allocated in 2026	Balance 12/31/2026
FULL RESERVES:				
Painting		0	0	0
Pavement		0	0	0
Roofs		0	0	0
	\$ -	0	0	0

BOCA LINDA NORTH

PROPOSED BUDGET FOR YEAR 2026

	FULL RESERVES
Monthly Maintenance per Unit	674,600
Monthly Reserve Payments per Unit	108,752
Total Payments per Unit	783,352

2026 BUDGETED INCOME:

Total Income	783,352
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2026 BUDGETED EXPENSES:

Accounting Fees	5,500
Legal Fees	5,000
License & Registration	500
Office Supplies	2,000
Insurance	350,000
Management Fees	21,000
Electricity	15,000
Cable	-
Water & Sewer	110,000
Trash	3,600
Janitorial	20,000
Irrigation Repairs & Supplies	5,000
Landscaping	25,000
Lawn Maintenance Contract	32,000
Lawn Fertilization	2,500
Pest Control	20,000
Pressure Cleaning	7,000
Pool Maintenance	2,000
Pool Repairs	7,500
Repairs & Maintenance	25,000
Roof Repairs	-
Backflow Device Maintenance	1,000
Tree Trimming	15,000
TOTAL OPERATING EXPENSES	674,600

Roof Reserves	86,532
Painting Reserves	15,656
Paving Reserves	6,564
TOTAL RESERVES EXPENSES	108,752

TOTAL OVERALL EXPENSES	783,352
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BOCA LINDA NORTH

PROPOSED BUDGET FOR YEAR 2026

PER UNIT BREAKDOWN

QUARTERLY AMOUNT FOR OPERATING EXPENSES

Unit Type	# of Units	Allocation %	Operating Expenses	Quarterly per Unit	Annually
3 Bedroom	16.00	0.94%	674,600.00	\$1,585	\$101,460
Large 2 Bedroom	80.00	0.79%	674,600.00	\$1,332	\$426,347
Small 2 Bedroom	16.00	0.78%	674,600.00	\$1,315	\$84,190
1 Bedroom	16.00	0.58%	674,600.00	\$978	\$62,603
					\$146,793

QUARTERLY AMOUNT FOR ROOF RESERVES

Unit Type	# of Units	Allocation %	Roof Reserves 2025	Quarterly per Unit	Annually
3 Bedroom	16.00	0.94%	86,532.00	\$203	\$13,014
Large 2 Bedroom	80.00	0.79%	86,532.00	\$171	\$54,688
Small 2 Bedroom	16.00	0.78%	86,532.00	\$169	\$10,799
1 Bedroom	16.00	0.58%	86,532.00	\$125	\$8,030
					\$86,532

QUARTERLY AMOUNT FOR PAVEMENT RESERVES

Unit Type	# of Units	Allocation %	Pavement 2025	Quarterly per Unit	Annually
3 Bedroom	16.00	0.94%	15,656.00	\$37	\$2,355
Large 2 Bedroom	80.00	0.79%	15,656.00	\$31	\$9,895
Small 2 Bedroom	16.00	0.78%	15,656.00	\$31	\$1,954
1 Bedroom	16.00	0.58%	15,656.00	\$23	\$1,453
					\$15,656

QUARTERLY AMOUNT FOR PAINTING RESERVES

Unit Type	# of Units	Allocation %	Painting 2025	Quarterly per Unit	Annually
3 Bedroom	16.00	0.94%	6,564.00	\$15	\$987
Large 2 Bedroom	80.00	0.79%	6,564.00	\$13	\$4,148
Small 2 Bedroom	16.00	0.78%	6,564.00	\$13	\$819
1 Bedroom	16.00	0.58%	6,564.00	\$10	\$609
					\$6,564

TOTAL QUARTERLY DUES PER UNIT

3 Bedroom	\$1,841
Large 2 Bedroom	\$1,547
Small 2 Bedroom	\$1,528
1 Bedroom	\$1,136

CHECK FIGURE

\$783,352	Ties to Total Expenses Including Reserves on Summary Tab
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