

BOCA FONTANA HOMEOWNERS ASSOCIATION

BUDGET NEWSLETTER



Looking ahead to 2024!

Wow, another year of projects to check off of the list! This year we completed several electrical repairs throughout the community, began landscape improvements in the plant beds along La Fontana and in front of the East clubhouse. Both clubhouse parking lots were milled and paved. A new A/C unit was installed at the East Clubhouse. Several maintenance repairs in both clubhouses were completed and more are on schedule to be repaired soon. The permit for the spa heater was issued and it will be installed on November 28th.

Unfortunately, there were several setbacks that had to be overcome but we are told by the county and the contractor that there are only a few more items needed, and the permit for the playground will be issued. A new contractor for the bathrooms has been hired and the bathrooms at the west clubhouse should be complete by the winter holidays.

The board has the Monument Island renovation out for bid. Please join the meetings for more details!

In anticipation of the several upcoming projects, the maintenance fees will be increasing to 185/month. This decision was not taken lightly. Due to the increase in operating expenses, insurance, and the need to fund future projects, the Board has determined this increase is necessary. Please see the reverse side for the Approved 2024 Budget.

Pending projects and projected cost:

Monument Island Renovation \$ 112,000

Court light Repair \$15,000

Clubhouse Roof Replacement \$50,000

Tree Trimming & Canopy Reduction \$60,000

West Clubhouse Pavers \$ 50,000

Clubhouse painting \$10,000

Key Fob System \$37,000

Lake Bank Restoration

BOARD OF DIRECTORS

- Jair Reategui, President
- Terence Mendonca, Vice President
- Lewis Berkowitz, Treasurer
- Melody Maxwell, Secretary
- Tim Coughlin, Director

Michelle Carrion

Property Manager

mcarrion@superiormgmt.net

Direct: 561-270-6114 Office: 561-293-3612

Ilyssa Feierstein

Accounting/Bookkeeper

ilyssa@superiormgmt.net

Direct: 561-214-4384



Community Waste Pick-Up Schedule

Monday: Garbage and Yard Debris

Thursday: Garbage, Recycling & Bulk

SWA.org or call 866-SWA-INFO

Trash may be placed on the curb no sooner than 5 pm the day prior to pick up. All garbage cans must be removed from view promptly after pick-up.



SANTA MAY BE COMING TO TOWN!

We are waiting to hear from his elves, so stay tuned for details!

BOCA FONTANA HOA
2024 Approved Budget

Account	Description	
INCOME:		
06310	Maintenance Fees	\$679,320.00
06325	Cable Income	\$6,120.00
06340	Late Fees & Interest	
	Subtotal Income	\$679,320.00
EXPENSES		
<u>Administrative</u>		
7010	Management Fees	\$42,000.00
7020	Accounting	\$3,500.00
7025	Bad Debt	\$10,000.00
7030	Legal Services - General Counsel	\$4,000.00
7050	Administrative	\$4,500.00
7060	Fees, Permits & Licenses	\$1,250.00
7070	Property Insurance Premiums	\$63,716.00
	Total Administrative Expense	\$128,966.00
<u>Contracts</u>		
9045	Fountain/pond/Lake Services	\$10,300.00
9050	On-site Maintenance	\$12,000.00
9020	Grounds & Landscaping - Contract	\$56,200.00
9040	Lawn/Weed/Pest Control	\$23,375.00
9010	Pool & Spa Maintenance	\$11,400.00
	Total Contract	\$113,275.00
<u>Maintenance and Repairs</u>		
9025	Landscape - Other	\$7,000.00
9030	Tree Trimming	\$28,574.00
9105	General Repair & Maintenance	\$14,000.00
9120	Irrigation Repair & Maintenance	\$6,120.00
9171	Holiday Lights	\$5,000.00
9175	Pressure Cleaning	\$6,000.00
	Total Maintenance and Repairs	\$66,694.00
<u>Utilities</u>		
8915	Electric Clubhouse	\$16,000.00
8916	Electric Street Lights	\$26,250.00
8917	Electric Fountains	\$13,775.00
8918	Electric Pumps	\$3,450.00
8930	Water & Sewer	\$3,000.00
8960	Cable Services	\$207,910.00
	Total Utilities	\$270,385.00
<u>Expense</u>		
9930	Reserve Expense - General	\$100,000.00
	Total Expense	\$100,000.00
	TOTAL EXPENSES	\$679,320.00
	Monthly Maintenance Per Unit	\$185.00

Mailbox Replacement & Repair

A Beautiful Mailbox Company

Offers delivery and installation. Phone: 305-403-4820

Or Contact the *Property Manager*. The HOA has purchased two standby units. \$260.45 per unit available immediately.

The homeowner is responsible for installing and purchasing the matching address numbers.

Service Contact Information

Comcast: 1-800-934-6489

FPL: 1-800-226-5885

Report Street Light Outages at FPL.com

Solid Waste Authority Home Chemical & Recycling

Dispose of paint, and chemicals at this location.

Residents can also drop bulk items and garbage at this location for a fee.

13400 FL-7, Delray Beach, FL 33446. 561-697-2700

Monday-Saturday 7:00 am - 5:00 pm

Solid Waste Authority

Call: 561-697-2700 or 866-SWA-INFO

Email: contactCIS@swa.org Website: SWA.org

Monday- Garbage & Yard Waste

Thursday- Garbage, Recycling & Bulk

Call SWA for any issues concerning the collection.

Public Safety Animal Care

Busch Wildlife Sanctuary:561-575-3399

SPCA Wildlife Care: 954-524-4302

Florida Fish and Wildlife Commission:561-625-5122

Florida Nuisance Alligator Hotline: 866-FWC-GATOR

Palm Beach County Services

PBC Sidewalk Repair: 561-684-4012

PBC Pothole Hotline: 561-684-4012

PBC TNVR for stray cats: 561-233-1200

PBC Code Enforcement: 561-233-5500

PBC Animal Control: 561-276-1344

PBC Drainage Problems: 561-684-4012

Join the Social Committee!

Boca Fontana is looking for more members

for its social committee! If you're

interested, please email:

MCARRION@SUPERIORMGMT.NET