

JUPITER PLANTATION HOA 2019 ANNUAL BUDGET

for the period 1/1/2019 - 12/31/2019

| | 2018 Adopted | 2019 Proposed |
|----------------------------|--------------------------|--------------------------|
| INCOME: | | |
| Maintenance assessments | \$ 715,920 | \$ 715,920 |
| Late fee income | \$ - | \$ - |
| Late interest income | \$ - | \$ - |
| Legal fee reimbursement | \$ - | \$ 5,000 |
| Application fees | \$ - | \$ - |
| FOB key replacement | \$ - | \$ - |
| RV fees | \$ 11,575 | \$ 11,575 |
| Dock fees | \$ 7,632 | \$ 7,632 |
| Bank interest | \$ - | \$ - |
| Miscellaneous Income | \$ - | \$ - |
| <u>TOTAL INCOME</u> | <u>\$ 735,127</u> | <u>\$ 740,127</u> |

OPERATING EXPENSES:

Administrative Expenses

| | | |
|-------------------------------|-----------|-----------|
| Accounting CPA/Tax Return | \$ 5,500 | \$ 5,500 |
| Bad debt provision | \$ 5,000 | \$ 5,000 |
| Legal fees | \$ 2,500 | \$ 2,000 |
| Licence, fees | \$ 311 | \$ 1,000 |
| Submerged land lease | \$ 1,334 | \$ 1,334 |
| Office Supplies | \$ 500 | \$ 1,200 |
| Copy costs | \$ 500 | \$ 750 |
| Postage | \$ 500 | \$ 500 |
| Web hosting/domain | \$ 225 | \$ 225 |
| Total Administrative Expenses | \$ 16,370 | \$ 17,509 |

Insurance Premiums

| | | |
|------------------------------|------------|------------|
| Multiperil hazard incl. wind | \$ 107,500 | \$ 110,000 |
| General Liability | \$ 3,500 | \$ 3,500 |
| Directors/Officers | \$ 2,000 | \$ 2,000 |
| Umbrella | \$ 1,975 | \$ 2,100 |
| Fidelity bond | \$ 1,050 | \$ 1,075 |
| Workers Comp./if any basis | \$ 790 | \$ 750 |
| Premium finance | \$ 2,500 | \$ 3,000 |
| Flood - Office | \$ 675 | \$ 675 |
| Total Insurance Premiums | \$ 119,990 | \$ 123,100 |

| | 2018 Adopted | 2019 Proposed |
|--|--------------------------|--------------------------|
| Utilities | | |
| Electric | \$ 22,500 | \$ 23,000 |
| Water | \$ 2,000 | \$ 2,000 |
| Sewer | \$ 1,000 | \$ 1,000 |
| Waste Service | \$ 750 | \$ 750 |
| Total Utilities | \$ 26,250 | \$ 26,750 |
| Services/Contracts | | |
| Cable TV | \$ 194,136 | \$ 205,250 |
| Fountains/ponds maintenance | \$ 3,252 | \$ 3,500 |
| Landscape annual | \$ 93,664 | \$ 98,350 |
| Tree trimming | \$ 30,000 | \$ 27,500 |
| Mangrove trimming | \$ 1,000 | \$ 1,200 |
| Plant replacement | \$ 10,000 | \$ 1,000 |
| Management/Accounting | \$ 47,250 | \$ 49,650 |
| General maintenance staff | \$ 16,500 | \$ 16,500 |
| Pest Control - buildings | \$ 5,472 | \$ 5,472 |
| Pool maintenance | \$ 10,000 | \$ 5,900 |
| Security cameras - Comcast | \$ 6,120 | \$ 1,500 |
| Security cameras - CCTV | \$ 4,673 | \$ 5,000 |
| Total Services/Contracts | \$ 422,067 | \$ 420,822 |
| Repairs & Maintenance | | |
| General maintenance | \$ 35,000 | \$ 40,000 |
| Dock area maintenance | \$ 2,000 | \$ 2,000 |
| Irrigation maintenance | \$ 12,000 | \$ 12,000 |
| Lighting maintenance | \$ 7,500 | \$ 8,000 |
| Pressure Cleaning | \$ 3,920 | \$ 4,000 |
| Maintenance supplies/dog bags | \$ 7,000 | \$ 7,000 |
| Miscellaneous | \$ 1,503 | \$ - |
| Total Repirs & Maintenance | \$ 68,923 | \$ 73,000 |
| TOTAL OPERATING EXPENSES | <u>\$ 653,600</u> | <u>\$ 661,181</u> |
| RESERVE CONTRIBUTION | | |
| see schedule attached | <u>\$ 81,527</u> | <u>\$ 78,946</u> |
| TOTAL OPERATING EXPENSES + RESERVE CONTRIBUTION | <u>\$ 735,127</u> | <u>\$ 740,127</u> |

JUPITER PLANTATION HOA RESERVE SCHEDULE

for the period 1/1/2019 - 12/31/2019

| COMPONENT | Total Years Useful Life | Remaining Years Useful Life | Replacement Cost | 2018 Fund Balance | 2019 Statutory Funding |
|---|----------------------------|--------------------------------|----------------------------|----------------------|---------------------------|
| POOL SYSTEM | 36 | 2 | \$ 70,000 | \$ 48,241 | \$ 10,880 |
| DOCK & CROSSOVER | 30 | 17 | \$ 160,000 | \$ 103,356 | \$ 3,332 |
| CATASTROPHE FUND | na | na | \$ 133,736 | \$ 95,397 | \$ 38,339 |
| LAKES | 50 | 12 | \$ 125,000 | \$ 32,233 | \$ 7,731 |
| PAVING/RESURFACING | 30 | 27 | \$ 350,000 | \$ 30,680 | \$ 11,827 |
| SEAWALL | 60 | 25 | \$ 250,000 | \$ 79,048 | \$ 6,838 |
| DEFERRED MAINTENANCE/ CAPITAL IMPROVEMENTS | na | na | na | \$ 6,809 | \$ - |
| RESERVE INTEREST INCOME | na | na | na | \$ 15,688 | na |
| TOTAL RECEVE CONTRIBUTIONS | | | <u>\$ 1,088,736</u> | | <u>\$ 78,946</u> |