

**THE TOWER AT JUNO BEACH
CONDOMINIUM ASSOCIATION
2017 ANNUAL BUDGET**

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OPERATING FUND REVENUES:	2016 BUDGET	AS OF 12/31/16	% COLLECTED	BUDGET VARIANCE	2017 BUDGET
3010 Maintenance Fees	456,714	456,714	100.00%	5,502	462,216
3020 Late Charges on Maintenance Fees	500	0	0.00%	0	500
3030 Fees on Sales, Leases, & Rentals	1,200	1,300	108.33%	0	1,200
3050 Telecommunication Rental	117,226	118,232	100.86%	9,798	127,024
3090 Miscellaneous Income	1,500	3,361	224.07%	0	1,500
3091 Rental Income	0	0	0.00%	0	0
9998 Transfer from Replacement Fund	<u>0</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0</u>
Subtotal	577,140	579,607	100.43%	15,300	592,440
5900 From Fund Balance (2016 Carryover)	<u>30,000</u>			<u>45,000</u>	<u>75,000</u>
TOTAL OPERATING FUND REVENUES	607,140	579,607	100.43%	60,300	667,440

**MAINTENANCE FEES FOR THE 2017 ANNUAL BUDGET
STARTING APRIL 1, 2017**

TYPES OF APARTMENT	NUMBER	PERCENTAGE	TOTAL	ANNUALLY	QUARTERLY	MONTHLY	TOTAL FOR 9 MONTHS
One Bedroom	1	1.08%	5,001.18	5,001.18	1,250.30	416.77	3,750.89
Two Bedroom	55	72.97%	337,260.75	6,132.01	1,533.00	511.00	252,945.56
Three Bedroom	10	17.33%	80,092.84	8,009.28	2,002.32	667.44	60,069.63
Penthouse - B, C, D	3	6.09%	28,158.22	9,386.07	2,346.52	782.17	21,118.66
Penthouse - A	1	<u>2.53%</u>	<u>11,703.32</u>	11,703.32	2,925.83	975.28	<u>8,777.49</u>
		100%	462,216.30				346,662.23

PLUS: MAINTENANCE FEES FROM JANUARY 1, 2017 TO MARCH 31, 2017: 115,554.07

TOTAL MAINTENANCE FEES FOR 2017: 462,216.30

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OPERATING EXPENSES:	2016 BUDGET	AS OF 12/31/16	% EXPENDED	BUDGET VARIANCE	2017 BUDGET
6000 ANNUAL CONTRACTS					
6030 Elevator	13,000	12,837	98.75%	0	13,000
6040 Fire Alarm System	6,000	5,940	99.00%	0	6,000
6060 Insurance	125,000	121,299	97.04%	0	125,000
6070 Janitorial Services	4,800	3,200	66.67%	(4,800)	0
6080 Sanitation	6,000	4,567	76.12%	0	6,000
6095 T.V. Cable Rental	38,000	38,660	101.74%	2,000	40,000
6097 Ground Care	9,600	11,220	116.88%	1,900	11,500
6098 Auditor's Review	3,500	3,100	88.57%	0	3,500
6100 Property Management	<u>113,016</u>	<u>113,016</u>	<u>100.00%</u>	<u>0</u>	<u>113,016</u>
Subtotal	318,916	313,839	98.41%	(900)	318,016
7000 BUILDING MAINTENANCE:					
7020 Electrical Maintenance	1,500	0	0.00%	0	1,500
7025 Elevator Repairs	2,000	0	0.00%	0	2,000
7030 Plumbing	10,000	10,610	106.10%	0	10,000
7035 Mechanical Repairs	7,500	0	0.00%	(3,700)	3,800
7040 Building & Appurtenances	44,000	9,787	22.24%	39,000	83,000
7050 Supplies - Other	15,000	14,447	96.31%	5,000	20,000
7060 Building Sprinkler System	5,000	6,672	133.44%	1,500	6,500
7065 Window Replacement	<u>0</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0</u>
Subtotal	85,000	41,516	48.84%	41,800	126,800
7200 GROUNDS AND POOL MAINTENANCE:					
7210 Grounds Care	4,000	2,300	57.50%	8,500	12,500
7420 Pool Repairs & Maintenance	<u>1,000</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>1,000</u>
Subtotal	5,000	2,300	46.00%	8,500	13,500
8000 UTILITIES					
8010 Electricity	12,500	11,817	94.54%	0	12,500
8020 Water (Juno Beach)	24,000	27,707	115.45%	4,000	28,000
8030 Sewer (Encon)	19,000	19,164	100.86%	500	19,500
8040 Telephone - Office & Elevator	<u>4,500</u>	<u>6,183</u>	<u>137.40%</u>	<u>2,000</u>	<u>6,500</u>
Subtotal	60,000	64,871	108.12%	6,500	66,500
8200 ADMINISTRATION:					
8210 Miscellaneous Expenses	1,750	971	55.49%	0	1,750
8215 Accounting	8,250	7,950	96.36%	0	8,250
8220 Office Supplies	1,800	1,804	100.22%	200	2,000
8225 Postage	750	793	105.73%	100	850
8230 Legal & Professional	8,000	5,085	63.56%	0	8,000
8235 Licenses & Fees	700	541	77.29%	0	700
8240 Taxes-Federal & State Corp.	17,705	7,000	39.54%	7	17,712
8900 Contingency	20,000	0	0.00%	0	20,000
9999 Transfer to Replacement fund	<u>79,269</u>	<u>79,269</u>	<u>100.00%</u>	<u>4,093</u>	<u>83,362</u>
Subtotal	<u>138,224</u>	<u>103,413</u>	<u>74.82%</u>	<u>4,400</u>	<u>142,624</u>
TOTAL OPERATING FUND EXPENSES	607,140	525,939	86.63%	60,300	667,440

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SCHEDULE OF DEFERRED MAINTENANCE AND CAPITAL REPLACEMENT

RESERVES:	BALANCE 12/31/16	ESTIMATED REMAINING LIFE (YRS)	ESTIMATED COST	2017 ADDITIONS (DELETIONS)	BALANCE 01/01/17
5500 DEFERRED MAINTENANCE					
5510 Building Painting	33,572.00	5	70,000.00	7,286.00	40,858.00
5515 Electrical Dist. System	3,000.00	Funded	3,000.00	0.00	3,000.00
5520 Elevator Overhaul	158,124.00	4	350,000.00	47,969.00	206,093.00
5525 Parking Lots	21,165.00	7	50,000.00	4,119.00	25,284.00
5530 Re-Bar Repairs	5,810.00	Undetermined	Undetermined	15,000.00	20,810.00
5535 Elevator / Drainage	12,000.00	Funded	12,000.00	0.00	12,000.00
5540 Balcony Enclosures	9,499.00	25	90,000.00	3,220.00	12,719.00
5600 CAPITAL REPLACEMENT					
5610 Air Conditioner - Rec Room	1,400.00	3	2,000.00	200.00	1,600.00
5620 Electrical Supply System	18,700.00	1	20,000.00	650.00	19,350.00
5625 Fire Water Pump & Motor	21,058.00	4	25,000.00	986.00	22,044.00
5630 Fire Water Pump Controls	12,000.00	Funded	12,000.00	0.00	12,000.00
5632 Generator	24,424.00	10	30,000.00	558.00	24,982.00
5633 Generator Electrical System	9,000.00	21	30,000.00	1,000.00	10,000.00
5635 House Water Pump & Motor	9,000.00	Funded	9,000.00	0.00	9,000.00
5640 House Water Pump Controls	10,000.00	Funded	10,000.00	0.00	10,000.00
5650 Pool & Deck	9,000.00	11	20,000.00	1,000.00	10,000.00
5660 Roof Fans & Ducts	10,000.00	Funded	10,000.00	0.00	10,000.00
5665 Roof Replacement	<u>70,376.00</u>	7	<u>80,000.00</u>	<u>1,374.00</u>	<u>71,750.00</u>
TOTALS	438,128.00		823,000.00	83,362.00	521,490.00