

**Juno By the Sea North  
Condominium Association (The Tower), Inc.  
840 Ocean Drive  
Juno Beach, Florida 33408  
Telephone (561) 626-0043**

March 9, 2023

Dear Association Member:

On March 9, 2023, the Board of Directors approved the 2023 Annual Budget with a 30% increase to your maintenance fees. The reason for this increase is due to an increase in insurance premiums.

A copy of the 2023 Annual Budget is attached.

Effective April 1, 2023, the maintenance fees are as follows:

One Bedroom	\$2,056.11
Two Bedrooms	\$2,521.02
Three Bedrooms	\$3,292.81
Penthouse - B, C, D	\$3,858.84
Penthouse - A	\$4,811.52

Attached for your convenience are four quarterly remittance coupons to assist you with due dates and payment amounts. This is the only maintenance fee payment notice you will receive for the entire year. **If you prefer, please send all four checks postdated and they will be deposited on the month they are due.**

Thank you for your cooperation concerning this matter.

Sincerely,

The Board of Directors  
Juno By The Sea North  
Condominium Association (The Tower), Inc.

**THE TOWER AT JUNO BEACH  
CONDOMINIUM ASSOCIATION  
2023 ANNUAL BUDGET**

PAGE 1 OF 3

OPERATING FUND REVENUES:	2022 BUDGET	AS OF 12/31/22	% COLLECTED	BUDGET VARIANCE	2023 BUDGET
3010 Maintenance Fees	571,415	571,415	100.00%	144,846	716,261
3020 Late Charges on Maintenance Fees	500	0	0.00%	(250)	250
3030 Fees on Sales, Leases, & Rentals	1,200	100	8.33%	(200)	1,000
3040 Interest	10	32	0.00%	25	35
3050 Telecommunication Rental	106,104	132,549	124.92%	3,468	109,572
3090 Miscellaneous Income	1,500	17	1.13%	(500)	1,000
9998 Transfer from Replacement Fund	<u>0</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0</u>
Subtotal	680,729	704,113	103.44%	147,389	828,118
5900 From Fund Balance (2022 Carryover)	<u>265,000</u>			<u>0</u>	<u>265,000</u>
<b>TOTAL OPERATING FUND REVENUES</b>	<b>945,729</b>	<b>704,113</b>	<b>103.44%</b>	<b>147,389</b>	<b>1,093,118</b>

**MAINTENANCE FEES FOR THE 2023/24 ANNUAL BUDGET  
STARTING APRIL 1, 2023**

TYPES OF APARTMENT	NUMBER	PERCENTAGE	TOTAL	ANNUALLY	QUARTERLY	MONTHLY	TOTAL FOR 9 MONTHS
One Bedroom	1	1.08%	8,224.43	8,224.43	<b>2,056.11</b>	685.37	6,168.32
Two Bedroom	55	72.97%	554,624.71	10,084.09	<b>2,521.02</b>	840.34	415,968.53
Three Bedroom	10	17.33%	131,712.54	13,171.25	<b>3,292.81</b>	1,097.60	98,784.40
Penthouse - B, C, D	3	6.09%	46,306.14	15,435.38	<b>3,858.84</b>	1,286.28	34,729.60
Penthouse - A	1	<u>2.53%</u>	<u>19,246.08</u>	19,246.08	<b>4,811.52</b>	1,603.84	<u>14,434.56</u>
		100%	760,113.90				570,085.43

PLUS: MAINTENANCE FEES FROM JANUARY 1, 2023 TO MARCH 31, 2023: 146,175.81

TOTAL MAINTENANCE FEES FOR 2023: 716,261.24



**THE TOWER AT JUNO BEACH  
CONDOMINIUM ASSOCIATION  
2023 ANNUAL BUDGET**

PAGE 2 OF 3

OPERATING EXPENSES:	2022 BUDGET	AS OF 12/31/22	% EXPENDED	BUDGET VARIANCE	2023 BUDGET
6000 ANNUAL CONTRACTS					
6030 Elevator	6,000	6,000	100.00%	0	6,000
6040 Fire Alarm System	6,600	6,530	98.94%	0	6,600
6060 Insurance	203,043	190,488	93.82%	171,957	375,000
6080 Sanitation	8,800	6,907	78.49%	0	8,800
6095 T.V. Cable Rental	52,000	52,103	100.20%	1,000	53,000
6097 Ground Care	11,500	9,108	79.20%	0	11,500
6098 Auditor's Review	3,500	0	0.00%	1,000	4,500
6100 Property Management	<u>145,000</u>	<u>144,144</u>	<u>99.41%</u>	<u>3,468</u>	<u>148,468</u>
Subtotal	436,443	415,280	95.15%	177,425	613,868
7000 BUILDING MAINTENANCE:					
7020 Electrical Maintenance	5,000	14,011	280.22%	2,500	7,500
7025 Elevator Repairs	5,000	8,292	165.84%	1,000	6,000
7030 Plumbing	15,000	29,005	193.37%	3,000	18,000
7035 Mechanical Repairs	4,000	4,140	103.50%	0	4,000
7040 Building & Appurtenances	280,000	19,776	7.06%	(87,000)	193,000
7050 Supplies - Other	25,000	17,489	69.96%	0	25,000
7060 Building Sprinkler System	<u>5,000</u>	<u>11,982</u>	<u>239.64%</u>	<u>2,500</u>	<u>7,500</u>
Subtotal	339,000	104,695	30.88%	(78,000)	261,000
7200 GROUNDS AND POOL MAINTENANCE:					
7210 Grounds Care	3,000	4,755	158.50%	1,500	4,500
7420 Pool Repairs & Maintenance	<u>1,000</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>1,000</u>
Subtotal	4,000	4,755	118.88%	1,500	5,500
8000 UTILITIES					
8010 Electricity	11,500	11,877	103.28%	1,500	13,000
8020 Water	26,000	23,806	91.56%	0	26,000
8030 Sewer (Encon)	19,750	20,039	101.46%	1,250	21,000
8040 Telephone/Internet Service	6,000	4,824	80.40%	0	6,000
8050 Natural Gas	<u>0</u>	<u>13,458</u>	<u>0.00%</u>	<u>15,000</u>	<u>15,000</u>
Subtotal	63,250	74,004	117.00%	17,750	81,000
8200 ADMINISTRATION:					
8210 Miscellaneous Expenses	1,900	193	10.16%	(400)	1,500
8215 Accounting	9,750	9,850	101.03%	500	10,250
8220 Office Supplies	2,750	3,537	128.62%	750	3,500
8225 Postage	1,000	292	29.20%	(250)	750
8230 Legal & Professional	17,500	61,447	351.13%	7,500	25,000
8235 Licenses & Fees	1,000	871	87.10%	0	1,000
8240 Taxes-Federal & State Corp.	16,763	0	0.00%	(4,811)	11,952
8900 Contingency	25,000	0	0.00%	0	25,000
9999 Transfer to Replacement fund	<u>27,373</u>	<u>27,373</u>	<u>100.00%</u>	<u>25,425</u>	<u>52,798</u>
Subtotal	<u>103,036</u>	<u>103,563</u>	<u>100.51%</u>	<u>28,714</u>	<u>131,750</u>
TOTAL OPERATING FUND EXPENSES	945,729	702,297	74.26%	147,389	1,093,118

# THE TOWER AT JUNO BEACH CONDOMINIUM ASSOCIATION 2023 ANNUAL BUDGET

## SCHEDULE OF DEFERRED MAINTENANCE AND CAPITAL REPLACEMENT

RESERVES:	BALANCE 12/31/22	ESTIMATED REMAINING LIFE (YRS)	ESTIMATED COST	2023		BALANCE 01/01/23
				ADDITIONS (DELETIONS)		
5500 DEFERRED MAINTENANCE						
5510 Building Painting	0.00	7	105,000.00	15,000.00		15,000.00
5520 Elevator Overhaul	134,557.00	46	1,000,000.00	5,443.00		140,000.00
5525 Parking Lots	45,879.00	1	50,000.00	4,121.00		50,000.00
5530 Concrete/Catwalk/ Railing Repairs	0.00	50	1,000,000.00	20,000.00		20,000.00
5540 Balcony Enclosures	29,900.00	14	90,000.00	4,301.00		34,201.00
5600 CAPITAL REPLACEMENT						
5610 Air Conditioner - Rec Room	2,000.00	Funded	2,000.00	0.00		2,000.00
5620 Electrical Supply System	20,000.00	Funded	20,000.00	0.00		20,000.00
5625 Fire Water Pump & Motor	25,000.00	Funded	25,000.00	0.00		25,000.00
5630 Fire Water Pump Controls	12,000.00	Funded	12,000.00	0.00		12,000.00
5632 Generator	27,772.00	4	30,000.00	558.00		28,330.00
5633 Generator Electrical System	15,000.00	15	30,000.00	1,000.00		16,000.00
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	15,000.00	5	20,000.00	1,000.00		16,000.00
5660 Roof Fans & Ducts	10,000.00	Funded	10,000.00	0.00		10,000.00
5665 Roof Replacement	78,625.00	1	80,000.00	1,375.00		80,000.00
<b>TOTALS</b>	<b>\$434,733.00</b>		<b>\$2,493,000.00</b>	<b>\$52,798.00</b>		<b>\$487,531.00</b>

Please Note:  
 Painting - Funds removed for 2022 Painting Project  
 Concrete/Catwalk Repairs  
 Electrical Dist. System  
 Elevator / Drainage

Elevator Overhaul - Funds added from surplus funds on 2019 Elevator Project \$70,557.00



**THE TOWER AT JUNO BEACH  
QUARTERLY REMITTANCE COUPONS  
ONE BEDROOM APARTMENT**

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PAYMENT COUPON NUMBER - 4  
2

**DUE DATE: JANUARY 1, 2024**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$2,056.11**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,158.92 after Jan. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

Please note: If payment is delinquent more than 30 days you shall be subject to additional late fees, interest and attorney fees.

-----  
PAYMENT COUPON NUMBER - 3

**DUE DATE: OCTOBER 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$2,056.11**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,158.92 after Oct. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

Please note: If payment is delinquent more than 30 days you shall be subject to additional late fees, interest and attorney fees.

-----  
PAYMENT COUPON NUMBER - 2

**DUE DATE: JULY 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$2,056.11**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,158.92 after July 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

Please note: If payment is delinquent more than 30 days you shall be subject to additional late fees, interest and attorney fees.

-----  
PAYMENT COUPON NUMBER - 1

**DUE DATE: APRIL 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$2,056.11**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,158.92 after Apr. 30

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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THE TOWER AT JUNO BEACH  
QUARTERLY REMITTANCE COUPONS  
TWO BEDROOM APARTMENT

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PAYMENT COUPON NUMBER - 4

DUE DATE: JANUARY 1, 2024

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$2,521.02

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,647.07 after Jan. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

Please note: If payment is delinquent more than 30 days you shall be subject to additional late fees, interest and attorney fees.

-----  
PAYMENT COUPON NUMBER - 3

DUE DATE: OCTOBER 1, 2023

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$2,521.02

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,647.07 after Oct. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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PAYMENT COUPON NUMBER - 2

DUE DATE: JULY 1, 2023

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$2,521.02

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,647.07 after July 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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-----  
PAYMENT COUPON NUMBER - 1

DUE DATE: APRIL 1, 2023

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$2,521.02

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$2,647.07 after Apr. 30

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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**THE TOWER AT JUNO BEACH  
QUARTERLY REMITTANCE COUPONS  
THREE BEDROOM APARTMENT**

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PAYMENT COUPON NUMBER - 4

**DUE DATE: JANUARY 1, 2024**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$3,292.81**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$3,457.45 after Jan. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

Please note: If payment is delinquent more than 30 days you shall be subject to additional late fees, interest and attorney fees.

-----  
PAYMENT COUPON NUMBER - 3

**DUE DATE: OCTOBER 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$3,292.81**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$3,457.45 after Oct. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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PAYMENT COUPON NUMBER - 2

**DUE DATE: JULY 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$3,292.81**

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$3,457.45 after July 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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PAYMENT COUPON NUMBER - 1

**DUE DATE: APRIL 1, 2023**

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

**Amount Due: \$3,292.81**

Please mail & make check payable to: The Tower at Juno Beach  
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Juno Beach, FL 33408

Amount Due: \$3,457.45 after Apr. 30

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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THE TOWER AT JUNO BEACH  
QUARTERLY REMITTANCE COUPONS  
PENTHOUSE - B, C, D

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PAYMENT COUPON NUMBER - 4

DUE DATE: JANUARY 1, 2024

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$3,858.84

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$4,051.78 after Jan. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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Juno Beach, FL 33408

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THE TOWER AT JUNO BEACH  
QUARTERLY REMITTANCE COUPONS  
PENTHOUSE - A

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PAYMENT COUPON NUMBER - 4

DUE DATE: JANUARY 1, 2024

Name: \_\_\_\_\_ Apt #: \_\_\_\_\_

Amount Due: \$4,811.52

Please mail & make check payable to: The Tower at Juno Beach  
840 Ocean Drive  
Juno Beach, FL 33408

Amount Due: \$5,052.10 after Jan. 31

**Payment is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup>**

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PAYMENT COUPON NUMBER - 3

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Please mail & make check payable to: The Tower at Juno Beach  
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Juno Beach, FL 33408

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PAYMENT COUPON NUMBER - 1

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