

**Jupiter Bay Condominium Association  
Budget Summary**

10/28/2022

**Jupiter Bay Proposed 2023 Budget  
Generated Chart**

Expense Item	2022 Actuals (Projected)	2022 Budget	2023 Budget	2023 Budget Versus 2022 Budget		2023 Budget Versus 2022 Projected Actuals	
<b>Income</b>							
40000 · Owner Maintenance Fees	2,641,088	2,641,088	3,076,400	435,312	16.5%	435,312	16.5%
40020 · Late Charge & Interest	7,481	3,500	8,000	4,500	128.6%	519	6.9%
40030 · Bank Interest & Dividends	32	0	0	0	0.0%	(32)	-100.0%
41000 · Miscellaneous	13,779	12,184	15,285	3,101	25.5%	1,506	10.9%
41010 · Transfer Fees	2,733	3,000	4,000	1,000	33.3%	1,267	46.3%
43000 · Reimbursed Insurance Claims	0	0	0	0	0.0%	0	0.0%
44000 · Reimbursed Attorney Fees	442	0	0	0	0.0%	(442)	-100.0%
45500 · Reimbursed Expense Twisted Tuna	1,466	3,000	4,000	1,000	33.3%	2,534	172.8%
48000 · Special Assessment	349,181	0	0	0	0.0%	(349,181)	-100.0%
49000 · Comcast Compensation Agreement	1,795	1,795	1,795	0	0.0%	0	0.0%
<b>Total Projected Income</b>	<b>3,017,996</b>	<b>2,664,567</b>	<b>3,109,480</b>	<b>444,913</b>	<b>16.7%</b>	<b>91,484</b>	<b>3.0%</b>
<b>Common Expense</b>							
51200 · Annual Condo Fees (FI)	1,506	1,436	1,520	84	5.8%	14	0.9%
51300-1 · Office Supplies							
51300 · Office Supplies & Postage	20,480	20,000	20,000	0	0.0%	(480)	-2.3%
51310 · Bank Charges	339	0	0	0	0.0%	(339)	-100.0%
<b>Total 51300-1 · Office Supplies</b>	<b>20,819</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>0.0%</b>	<b>(819)</b>	<b>-3.9%</b>
51330 · Board Expenses	0	1,000	500	(500)	-50.0%	500	0.0%
51400-1 · Payroll & Benefits							
51401 · Contract Property Mgmt	393,900	375,000	410,000	35,000	9.3%	16,100	4.1%
<b>Total 51400-1 · Payroll &amp; Benefits</b>	<b>393,900</b>	<b>375,000</b>	<b>410,000</b>	<b>35,000</b>	<b>9.3%</b>	<b>16,100</b>	<b>4.1%</b>
51430 · Security Contracts	50,108	57,000	57,000	0	0.0%	6,892	13.8%
51435-1 · Professional Fees							
51435 · Accounting	20,800	26,000	27,500	1,500	5.8%	6,700	32.2%
51436 · Auditing	5,500	6,000	6,000	0	0.0%	500	9.1%
51438 · Legal Fees	16,693	16,000	16,000	0	0.0%	(693)	-4.2%
<b>Total 51435-1 · Professional Fees</b>	<b>42,993</b>	<b>48,000</b>	<b>49,500</b>	<b>1,500</b>	<b>3.1%</b>	<b>6,507</b>	<b>15.1%</b>
51440-1 · Pool & Tennis							
51440 · Pool Maintenance & Repair	26,071	24,000	30,000	6,000	25.0%	3,929	15.1%
51445 · Pool Permits	775	900	900	0	0.0%	125	16.1%
51450 · Natural Gas	4,747	5,000	5,500	500	10.0%	753	15.9%
51455 · Tennis Court Maintenance	0	500	300	(200)	-40.0%	300	0.0%
51460 · Bocce Ball Court Maintenance	1,638	1,300	1,600	300	23.1%	(38)	-2.3%
<b>Total 51440-1 · Pool &amp; Tennis</b>	<b>33,232</b>	<b>31,700</b>	<b>38,300</b>	<b>6,600</b>	<b>20.8%</b>	<b>5,068</b>	<b>15.3%</b>
51465 · Maint & Janitorial Supplies	8,104	10,000	10,000	0	0.0%	1,896	23.4%
51475 · Golf Cart Expenses	7,060	5,500	7,000	1,500	27.3%	(60)	-0.8%
51480 · Lake/Irrigation Maintenance	25,908	18,000	26,500	8,500	47.2%	592	2.3%
51485 · Telephone (Office & Pools)	3,598	3,500	3,700	200	5.7%	102	2.8%
51510 · Common Repair & Maintenance	58,491	55,000	60,000	5,000	9.1%	1,509	2.6%
51550 · Landscape Contract/Svc	143,191	154,447	154,000	(447)	-0.3%	10,809	7.5%
52000-1 · General Insurance (Common)							

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Expense Item	2022	2022	2023	2023 Budget		2023 Budget Versus	
	Actuals (Projected)	Budget	Budget	Versus 2022 Budget		2022 Projected Actuals	
52012 - Crime & Theft Insurance	1,139	1,139	1,811	672	59.0%	672	59.0%
52036 - Directors & Officers	5,376	5,376	5,376	0	0.0%	0	0.0%
52055 - 401K Bond	0	0	0	0	0.0%	0	0.0%
52070 - Inland Marine	1,007	1,000	1,007	7	0.7%	0	0.0%
52090 - Property & General Liability	3,659	2,931	72,538	69,607	2374.9%	68,879	1882.5%
52092 - Umbrella	8,728	5,980	8,728	2,748	46.0%	0	0.0%
52095 - What if Policy	599	616	599	(17)	-2.8%	0	0.0%
52096 - Appraisal	0	0	0	0	0.0%	0	0.0%
52097 - Wind Insurance	22,290	9,179	22,290	13,111	142.8%	0	0.0%
<b>Total 52000-1 - General Insurance (Common)</b>	<b>42,798</b>	<b>26,221</b>	<b>112,349</b>	<b>86,128</b>	<b>328.5%</b>	<b>69,551</b>	<b>162.5%</b>
<b>Total Common Expense</b>	<b>831,708</b>	<b>806,804</b>	<b>950,369</b>	<b>143,565</b>	<b>17.8%</b>	<b>118,661</b>	<b>14.3%</b>
<b>Building Expense</b>							
60100 - License/Fire Inspection Fee	16,801	17,000	17,615	615	3.6%	814	4.8%
60200-1 - Utilities							
60200 - Electric	76,790	70,000	80,000	10,000	14.3%	3,210	4.2%
60205 - Telephone (Elevators)	6,661	6,600	7,100	500	7.6%	439	6.6%
60210 - Water	160,757	153,500	160,500	7,000	4.6%	(257)	-0.2%
60215 - Sewerage	94,087	93,500	94,000	500	0.5%	(87)	-0.1%
60220 - Cable TV	334,044	330,630	340,260	9,630	2.9%	6,216	1.9%
<b>Total 60200-1 - Utilities</b>	<b>672,339</b>	<b>654,230</b>	<b>681,860</b>	<b>27,630</b>	<b>4.2%</b>	<b>9,521</b>	<b>1.4%</b>
60230-1 - Insurance (Buildings)							
60230 - Property Insurance	170,479	136,478	170,395	33,917	24.9%	(84)	0.0%
60240 - Wind Insurance	403,635	160,428	389,563	229,135	142.8%	(14,072)	-3.5%
<b>Total 60230-1 - Insurance (Buildings)</b>	<b>574,114</b>	<b>296,906</b>	<b>559,958</b>	<b>263,052</b>	<b>88.6%</b>	<b>(14,156)</b>	<b>-2.5%</b>
60350 - Fire Protection	27,851	24,000	30,832	6,832	28.5%	2,981	10.7%
60400 - Elevator Repair & Maint	54,660	36,000	42,000	6,000	16.7%	(12,660)	-23.2%
60500 - East Generator R&M	1,526	4,000	4,000	0	0.0%	2,474	162.1%
60600 - Pest Control	17,811	18,500	18,542	42	0.2%	731	4.1%
60650 - Trash Removal/Recycle	30,859	35,000	35,000	0	0.0%	4,141	13.4%
60700 - Bldg Repair & Maintenance	55,162	58,000	55,000	(3,000)	-5.2%	(162)	-0.3%
60800 - Special Assessment Expenditure	1,300	0	0	0	0.0%	(1,300)	-100.0%
<b>Total Building Expense</b>	<b>1,452,423</b>	<b>1,143,636</b>	<b>1,444,807</b>	<b>301,171</b>	<b>26.3%</b>	<b>(7,616)</b>	<b>-0.5%</b>
<b>Total Expense</b>	<b>2,284,131</b>	<b>1,950,440</b>	<b>2,395,176</b>	<b>444,736</b>	<b>22.8%</b>	<b>111,045</b>	<b>4.9%</b>
61000-1 - Resv Transfers	713,127	713,127	714,304	1,177	0.2%	1,177	0.2%
<b>Total Expense Including Reserves</b>	<b>2,997,258</b>	<b>2,663,567</b>	<b>3,109,480</b>	<b>445,913</b>	<b>16.7%</b>	<b>112,222</b>	<b>3.7%</b>
<b>Net Surplus/(Deficit)</b>	<b>20,738</b>	<b>1,000</b>	<b>0</b>	<b>(1,000)</b>	<b>0.0%</b>	<b>(20,738)</b>	<b>-100.0%</b>