



NOTICE OF MEMBERS MEETING

SECOND NOTICE

NOTICE IS HEARBY GIVEN, in accordance with the By-Laws of the Association that the Annual Meeting of Members of The Jupiter Reef Club Condominium Owners Association will be held at the following date, time, and place.

DATE: Tuesday, April 6th, 2021

TIME: 5:00 PM

**PLACE: American Legion Post 271 Building
755 US Highway #1
Tequesta, FL 33469**

AGENDA

(In accordance with section 2.16 of the By-Laws)

- I. CALL TO ORDER
- II. ROLL CALL, CERTIFICATION OF PROXIES, ESTABLISHMENT OF QUORUM
- III. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
- IV. READING AND APPROVAL OF MINUTES
- V. REPORTS OF OFFICERS
- VI. REPORTS OF COMMITTEES
- VII. ELECTION RESULTS [As there were three candidates running for three empty seats on the Board, the election is uncontested.]
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
- X. ADJOURNMENT

Your safety is our top priority, extra precautions to protect against COVID-19 will be implemented at the annual meeting. If you plan to attend the meeting in person, face coverings and social distancing will be required.

Organizational Meeting

Immediately following adjournment, the new board of directors will meet briefly to elect officers and schedule the 1st meeting for the coming year.



Dear Jupiter Reef Club Owner,

It is vital that all owners participate in the Annual Meeting. An owner can either attend the meeting in person or send in a proxy by mail. The meeting can only take place if a quorum exists. If a quorum is not met, the association must bear the high cost of holding another meeting.

Election for the Board of Directors

Three positions were open for the election. The open seats on the Board are uncontested and balloting will not be necessary. The three incumbent Board members, Betty Feigh, Jim Hoyt, and JoAnn Rother issued their notice of intent to run for the Board of Directors and will serve an additional two-year term.

EVEN THOUGH BALLOTING FOR THE BOARD OF DIRECTORS IS NOT NECESSARY THIS YEAR, IT REMAINS ESSENTIAL THAT YOU FILL OUT AND SEND THE ENCLOSED PROXY BACK TO THE ASSOCIATION IF YOU ARE UNABLE TO ATTEND THE MEETING.

All proxies must be turned in by 5:00pm on April 6th, 2021. No proxies can be accepted after this time. Therefore, even if you plan to attend the meeting it is suggested that you mail your proxy in advance as opposed to bringing it with you to the meeting.

Completing the Proxy

1. Carefully complete your proxy.
2. Regardless of the number of units you own, you will receive one proxy.
3. If you want a specific person to act on your behalf, you will need to place that person's name at the top of the proxy.
4. If you do not designate a specific person, the president will vote on your behalf.
5. You must fill in all of you unit number(s) and week(s) owned.
6. **In order for your proxy to count, your signatures must be legible or print your name below your signature.**
7. Place the proxy inside of the proxy return envelope and mail it back to the club.

Thank you for your cooperation. If you wish to attend the Annual Meeting in person, please arrive early, as you will be required to sign in at the front door. To protect the safety of all attendees' facial coverings and social distancing will be required. In order to start the meeting on time and for your convenience, the doors will open at 4:30pm.

Best Regards,

Jupiter Reef Club Management

March 5th, 2021

JUPITER REEF CLUB CONDOMINIUM OWNERS' ASSOCIATION
1600 S. A1A
JUPITER, FL 33477

MANAGER@JUPITERREEFCLUB.ORG

PHONE: (561) 747-7788

FAX: (561) 743-0577

GENERAL PROXY

JUPITER REEF CLUB CONDOMINIUM OWNERS ASSOCIATION

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The undersigned, owner(s) or designated voter of unit/weeks: (Please list **all** unit/weeks)

_____ in JUPITER REEF CLUB CONDOMINIUM, appoints

_____ (PRINT NAME OF PROXY HOLDER) **(IF NONE DESIGNATED, THEN THE ASSOCIATION PRESIDENT SHALL SERVE AS PROXY)**

as my proxy holder to attend the meeting of the members of JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC., to be held on April 6th, 2021 at 5:00 P.M; in Jupiter Florida. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers. Check "General Powers" if you want your proxy holder to vote on issues which might come up at the meeting and for which a limited proxy is not required).

☐ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

Signature of Owner or Designated Voter

Print Name

Date

Signature of Owner or Designated Voter

Print Name

Date

NOTE: THIS PORTION BELOW IS NOT TO BE COMPLETED BY THE UNIT OWNER. IT IS ONLY TO BE USED IF THE APPOINTED PROXY HOLDER IS UNAVAILABLE.

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy as set forth above.

Signature of Proxyholder

Date

March 5th, 2021

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THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN 90 DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

A person who has been suspended or removed by the division under this chapter, or who is delinquent, in the payment of any fee, or special or regular assessment as provided in paragraph (n), is not eligible for board membership. A person who has been convicted of any felony, in the state or in a United States District or Territorial Court, or who had been convicted of any offense in another jurisdiction, which would be considered a felony, if committed in this state, is not eligible for board membership unless such felon(s) civil rights have been restored, for a least five (5) years, as of the date such person seeks election to the board. The validity of an action by the board is not affected, if it is later determined that a board member is ineligible for the board membership due to having been convicted of a crime.



PROPOSED ANNUAL BUDGET

MAY 1ST, 2021 TO APRIL 30TH, 2022

Dear unit owners,

Attached, for your review and consideration, is the proposed annual budget for the fiscal year beginning on May 1st, 2021.

Please review the proposed budget. Forward any questions, suggestions, or comments to our manager, at the office by mail or e-mail: Manager@jupiterreefclub.org. You may call the office, but correspondence is preferred via e-mail or post.

NOTICE OF BUDGET MEETING

The Board of Directors has scheduled a meeting to approve the attached proposed budget for the 2021-2022 fiscal year. The meeting will be held on Monday April 5th, 2021 at 6:00pm at the Jupiter Reef Club, 1600 S. A1A Jupiter Florida 33477

Note: To view the audit for fiscal year 2019-2020, or to download this entire packet in PDF format, please visit: jupiterreefclub.org/portal. You are also always welcome to contact the office.

March 5th, 2021



JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022

PROPOSED BUDGET 3/4/2021

	Audited Actual 4/30/2020	Actual 11/30/2020 7 Months	DRAFT Projected 44,316	PROPOSED BUDGET 5/1/2021 TO 44,681	Weekly/Unit Budget
REVENUES					
ASSESSMENTS (SCHEDULE 1)					
MAINTENANCE FEES	791,734	437,292	749,643	832,803	542
RESERVE		331,224	567,813	470,501	306
SEAWALL RESERVE SPECIAL ASSESSMENT		280,791	280,791		0
PARKING LOT SEAWALL RESERVE SPECIAL ASSESSMENT	-	547,114	547,114		0
RESERVE INTEREST INCOME		214	350	350	0
TAXES		59,647	102,252	103,000	67
ESTOPPEL LETTER FEE		3,900	6,300	7,000	5
BAD DEBT RECOVERY		-	-	-	0
RENTAL COMMISSIONS	155,852	48,177	140,744	120,000	78
RENTAL INCOME		23,129	29,608	20,000	13
INTEREST INCOME	-	-	-	-	0
LATE CHARGES		6,650	6,650	5,000	3
GAIN(LOSS) SALE OF UNITS			-		0
LOSS ON SALE OF ASSETT		-	-		0
BEACH CHAIR RENTALS		290	400	850	1
RETAIL SALES		1,261	2,000	2,000	1
OTHER INCOME	58,946	7,743	10,000	6,000	4
CLEANING FEES		150	250	400	0
EXCESS REVENUES CARRYOVER TO REDUCE BUDGET	-	-	-		0
Total Income	1,006,532	1,747,582	2,443,915	1,567,904	1020
SALARIES AND BENEFITS					
ADMINISTRATIVE SALARIES	119,417	66,973	124,000	137,000	89
MAINTENANCE SALARIES	69,524	47,210	96,400	89,000	58
HOUSEKEEPING SALARY	20,706	11,166	20,180	21,200	14
MAIDS SALARIES	55,293	28,913	53,459	56,000	36
LAWN MAINTENANCE SALARIES	18,675	12,536	23,548	24,000	16
EVENING CLERKS SALARIES	16,024	9,117	15,629	15,000	10
EMPLOYEE BONUS		-	-	5,000	3
PAYROLL TAXES	22,401	12,978	24,827	33,763	22
	322,040	188,893	358,042	380,963	248
ADMINISTRATIVE EXPENSES					
ADVERTISEMENT	2,865	364	1,000	5,400	4
WEB-SITE EXPENSE	915	389	651	2,500	2
BOOKING.COM COMMISSION	4,336	3,708	6,356	6,500	4
ACCOUNTING FEES	10,363	2,497	4,195	4,000	3
AUDIT FEES	7,500	7,650	7,650	7,650	5
BANK & CREDIT CARD FEES	20,851	11,726	19,678	21,000	14
PENALTIES	-	-	-	-	0
COMPUTER SUPPORT & SOFTWARE	3,054	467	4,158	3,500	2
DUES & SUBSCRIPTIONS	-	-	-	-	0
EQUIPMENT & STORAGE RENT	2,205	1,325	2,396	2,200	1
BEACH CHAIR PURCHASES	361	178	680	1,000	1
LEGAL & COLLECTION FEES	12,474	6,086	6,086	5,800	4
LEGAL FEES FORECLOSURES	4,446	2,465	2,465	7,000	5
OTHER PROFESSIONAL FEES	2,332	1,299	2,200	3,500	2
OFFICE SUPPLIES & EXPENSES	6,621	1,670	5,000	5,500	4
POSTAGE & DELIVERY EXPENSES	7,062	2,082	5,200	6,000	4
PRINTING	1,331	-	1,200	1,500	1
WEEKLY GUEST GATHERING EXPENSES	4,900	2,118	3,919	5,200	3
	91,616	44,023	72,834	88,250	57
UTILITIES					
ELECTRIC	41,090	21,720	37,234	43,000	28
GAS	25,467	9,099	27,683	30,000	20
WATER/SEWER	31,912	22,861	37,715	33,000	21
TELEPHONE/INTERNET	6,700	3,722	8,031	10,800	7
TRASH REMOVAL	8,474	3,513	6,688	6,850	4
CABLE TV	27,984	17,217	29,515	35,000	23
FIRE ALARM MONITORING, MAINT	1,271	2,737	2,779	2,400	2
TELEPHONE REPAIR/MAINTENANCE	-	-	-	-	0
	142,898	80,870	149,645	161,050	105
MAINTENANCE EXPENSE					
AIR CONDITIONING MAINTENANCE	15,560	8,038	9,038	7,500	5
RESTORATION SERVICES	-	809	1,000	1,000	1

CLEANING SUPPLIES	22,952	14,542	26,000	21,000	14
EXTERMINATION	7,815	4,581	7,853	12,700	8
GENERAL REPAIRS & MAINTENANCE	56,199	49,321	78,000	64,000	42
IRRIGATION MAINTENANCE REPAIRS	-	-	-	2,800	2
POOL & PATIO FURNITURE REPAIRS	639	-	-	1,200	1
POOL MAINTENANCE CONTRACTS	7,555	5,100	10,800	8,500	6
POOL REPAIRS & SERVICE	10,859	5,009	8,000	6,000	4
POOL MAINTENANCE	4,138	905	2,200	1,000	1
SEAWALL MAINTENANCE	-	-	-	-	0
LANDSCAPE IMPROVEMENTS	837	1,550	3,000	3,000	2
	126,553	89,855	145,891	128,700	84
INSURANCE:			-		
PROPERTY	97,145	70,948	116,737	110,000	72
GENERAL	9,102	-	-	12,700	8
DIRECTORS LIABILITY	2,786	-	-	-	0
WORKERS' COMPENSATION	4,385	-	7,670	7,700	5
PROPERTY TAXES	-	-	-	-	0
REAL ESTATE TAXES	104,592	59,647	100,908	101,000	66
TANGIBLE PERSONAL PROPERTY	1,729	1,680	1,680	1,800	1
TAXES AND LICENSES OTHER	1,008	793	793	1,078	1
BAD DEBT	-	-	34,427	37,000	24
DIVISION FEES	3,232	3,162	3,162	3,162	2
STORM DAMAGES	3,375	2,584	2,584	3,000	2
RETAIL PURCHASES	1,207	2,646	2,646	2,000	1
DEPRECIATION	6,751	-	5,000	7,000	5
INCOME TAXES	-	-	-	7,000	5
STAFF UNIFORMS	1,097	1,839	1,839	2,000	1
REIMBURSEMENTS	-	-	-	-	0
SECURITY EXPENSE	47,793	24,151	41,000	43,000	28
	284,200	167,450	318,446	338,440	220
			-		
TOTAL EXPENDITURES	967,307	571,090	1,044,859	1,097,403	714
			-		
CAPTIAL EXPENDITURES			-		
LAUNDRY EQUIPMENT	-	-	-	-	
OTHER CAPITAL EQUIPMENT	-	-	-	-	
	-	-	-	-	714
			-		
TOTAL EXPENDITURES	967,307	571,090	1,044,859	1,097,403	714

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022

				PROPOSED	
	RESERVE	ACTUAL	2020-2021	BUDGET	WEEKLY/UNIT
	BALANCE	11/30/2020	FUNDING	5/1/20 TO	BUDGET
RESERVE EXPENDITURES (SCHEDULE 3)	4/30/2020	EXPENSES	4/30/2020	4/30/2021	
ROOF REPLACEMENT	1,914	-	11,635	11,602	8
BUILDING PAINTING	1,465	-	24,222	4,313	3
ELECTRICAL RESERVE	58,597	377	1,846	66,634	43
PLUMBING RESERVE	2,115	-	16,022	16,014	10
PAVING AND RESURFACING	23,853	15,210	14,922	33,413	22
INTERIOR REPLACEMENT	11,502	8,651	101,439	145,920	95
POOL & PATIO FURNITURE	5,414	-	8,939	17,874	12
AIR CONDITIONING	595	13,860	14,900	16,909	11
SEAWALL RESERVE	390,172	1,764,590	580,791	34,887	23
WINDOWS & SLIDERS	7,677	-	28,466	28,425	18
PATIO RESURFACING	53,769	27,623	5,838	30,000	20
BUILDING SIDING	5,362	-	4,993	4,984	3
POOL RESURFACING	1,803	7,784	8,311	47,670	31
LAUNDRY ROOM EQUIP.	23,606	-	1,282	1,112	1
PARKING LOT SEAWALLS	67,212	309,402	572,114	10,744	7
	655,056	2,147,497	1,395,720	470,501	306
TOTAL OPERATING & RESERVE BUDGET	1,622,363	2,718,587	2,440,578	1,567,904	1020
EXCESS REVENUES OVER EXPENDITURES			3,336	-	0

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022
SUPPORTING SCHEDULE I

BILLING COMPUTATION FISCAL YEAR ENDING 4/30/2022

	A UNITS	1 BEDROOM	2 BEDROOM	TOTAL
TOTAL UNITS EXCLUDING MAINTENANCE WKS	153	969	459	1581
ASSOCIATION OWNED UNITS	1	35	8	44
TOTAL UNITS BILLED	152	934	451	1537
ASSOCIATION OWNED UNITS REGULAR ASSESSMENTS	\$805.55	\$28,194.24	\$6,996.23	\$35,996.02
REAL ESTATE TAXES/UNIT	\$4,410.25	\$2,688.45	\$4,410.25	
UNIT/WEEKS	51	51	51	
TAXES/UNIT WEEK	86.48	52.71	86.48	
MAINTENANCE FEES				
TOTAL BUDGET, INCLUDING ASSOCIATION WKS	1,338,481	827.29	827.29	898.13
PERCENTAGE	0.000618083	0.000618083	0.000671009	

SUMMARY

MAINTENANCE FEE	827.29	827.29	898.13		
REAL ESTATE TAXES	86.48	52.71	86.48		
	913.77	880.01	984.61		
BILLING SUMMARY	A Units	1 Bedroom	2 Bedroom	Date Billed	Date Due
MAINTENANCE FEE	\$ 827.29	\$ 827.29	\$ 898.13		
REAL ESTATE TAXES	\$ 86.48	\$ 52.71	\$ 86.48		
TOTAL MAINTENANCE & TAXES PER UNIT/WEEK	\$ 913.77	\$ 880.01	\$ 984.61	5/1/2021	5/30/2021

PRIOR YEAR'S ACTUAL M&T			
MAINTENANCE FEE	828.61	828.61	899.56
REAL ESTATE TAXES	86.48	52.71	86.48
SPECIAL ASSESSMENT (PARKING LOT SEAWALL & SEAWALL TOTAL COMBINED INSTALLMENTS #2 & #3)	520.00	520.00	567.00
	1,435.09	1,401.32	1,553.04
INCREASE (DECREASE) FEES	(521.32)	(521.31)	(568.43)

	<u>A Units</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	
TOTAL UNITS (SUMMARY 2021-2022 FISCAL YEAR)	152	934	451	TOTAL
MAINTENANCE	125,748.39	772,690.78	405,057.75	1,303,496.92
REAL ESTATE TAXES	13,144.27	49,235.54	39,000.45	101,380.26
	138,892.67	821,926.32	444,058.19	1,404,877.17

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022
PROPOSED SALARIES ¹

	FY 2020-2021 BUDGETED	CURRENT FY PROPOSED 2021-2022	FICA .0765	SUTA/FUTA 0.054	INCREASE/ (DECREASE) SALARY
ADMINISTRATIVE SALARIES					
MANAGER	50,000	56,000	4,284	378	6,000
BOOKKEEPER	19,000	21,000	1,607	378	2,000
GUEST SERVICES OFFICE ASSISTANTS	53,500	60,000	4,590	756	6,500
	122,500	137,000	10,481	1,512	14,500
HOUSEKEEPING SALARIES					
HOUSEKEEPER	19,500	21,200	1,622	378	1,700
MAIDS SALARIES	57,700	56,000	4,284	3,000	(1,700)
	77,200	77,200	5,906	3,378	-
MAINTENANCE SALARIES					
MAINTENANCE MAN 1	37,000	37,000	2,831	378	-
MAINTENANCE MAN 2	29,000	29,000	2,219	378	-
ASSISTANT MAINTENANCE/PORTER	15,500	23,000	1,760	378	7,500
	81,500	89,000	6,809	1,134	-
EVENING CLERK SALARIES					
EVENING CLERKS	15,000	15,000	1,148	800	-
	15,000	15,000	1,148	800	-
LAWN MAINTENANCE SALARY	22,500	24,000	1,836	378	1,500
EMPLOYEE BONUS	5,000	5,000	383		-
TOTAL SALARIES	323,700	347,200	26,561	7,202	23,500

1. The Association employs an individual, who is not a member of the Board of Directors, who is also a unit week owner. During the year ended April 30, 2020, \$9,690 was earned by this individual of which \$317 was owed at the balance sheet date.

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022
RESERVE ACCOUNT ANALYSIS AND BUDGET

	BALANCE 43,951.00	2020-2021 RESERVE BUDGET	SPECIAL ASSESSMENT FUNDING	INSURANCE RECOVERY	INTEREST EARNED 44,165.00	ACTUAL EXPENDITURES 44,165.00	RECLASS	PROJECTED EXPENDITURES	ESTIMATED ENDING BALANCE 44,316.00	USEFUL LIFE	REMAINING LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED TOTAL RESERVE REQUIREMENT	2020-2021 TOTAL ESTIMATED CURRENT FUNDING	RESERVE REGULAR ASSESSMENT FUNDING 2021-2022
ROOF REPLACEMENT	1,914.00	11,635.00			0.00		0.00	0.00	13,549.00	30.00	29.00	350,000.00	336,451.00	11,601.76	11,601.76
BUILDING PAINTING	1,465.00	24,222.00			0.00		0.00	0.00	25,687.00	7.00	1.00	30,000.00	4,313.00	4,313.00	4,313.00
ELECTRICAL RESERVE	58,597.00	1,846.00			0.00	-376.50	-55,000.00	-1,700.00	3,366.50	70.00	1.00	70,000.00	66,633.50	66,633.50	66,633.50
LAUNDRY ROOM	23,606.00	1,282.00			0.00		0.00	0.00	24,888.00	10.00	1.00	26,000.00	1,112.00	1,112.00	1,112.00
PLUMBING RESERVE	2,115.00	16,022.00			0.00		0.00	0.00	18,137.00	80.00	11.00	194,294.00	176,157.00	16,014.27	16,014.27
PAVING & RESURFACING	23,853.00	14,922.00			0.00	-15,210.00		-21,950.00	1,615.00	20.00	2.00	68,440.00	66,825.00	33,412.50	33,412.50
INTERIOR REPLACEMENT	11,502.00	101,439.00			0.00	-8,651.36	-90,000.00	-2,227.00	12,062.64	VAR	VAR	500,390.00	488,327.36	145,920.11	145,920.11
POOL & PATIO FURNITURE	5,414.00	8,939.00			0.00		0.00	0.00	14,353.00	10.00	2.00	50,100.00	35,747.00	17,873.50	17,873.50
AIR CONDITIONING REPLACEMENT	595.00	14,900.00			0.00	-13,859.60	0.00	0.00	1,635.40	15.00	7.00	120,000.00	118,364.60	16,909.23	16,909.23
SEAWALL RESERVE	390,172.00	300,000.00	280,790.75	858,473.77	0.00	-1,764,590.35	170,000.00	-223,591.02	11,255.15	100.00	100.00	3,500,000.00	3,488,744.85	34,887.45	# 34,887.45
WINDOWS & SLIDERS	7,677.00	28,466.00			0.00		0.00	0.00	36,143.00	40.00	22.00	661,500.00	625,357.00	28,425.32	28,425.32
PATIO RESURFACING	53,769.00	538.17			0.00	-27,623.00	0.00	-26,681.00	3.17	30.00	23.00	205,000.00	204,996.83	8,912.91	30,000.00
BUILDING SIDING	5,362.00	4,993.00			0.00		0.00	0.00	10,355.00	30.00	22.00	120,000.00	109,645.00	4,983.86	4,983.86
POOL RESURFACING	1,803.00	8,311.00			0.00	-7,784.12	0.00	0.00	2,329.88	10.00	1.00	50,000.00	47,670.12	47,670.12	47,670.12
PARKING LOT SEAWALLS	67,212.00	25,000.00	547,114.25		0.00	-309,402.00	-25,000.00	-290,716.00	14,208.25	75.00	75.00	820,000.00	805,791.75	10,743.89	10,743.89
	655,056.00	562,515.17	827,905.00	858,473.77	0.00	-2,147,496.93	0.00	-566,865.02	189,587.99			6,765,724.00	6,576,136.01	449,413.42	470,500.51

Interest 214.00

Seawall Reserve & Parking Lot Seawall Reserve Supporting Analysis

Estimated Funding and Reserve Expenditure Detail May 1st 2020-April 30th 2021							
	5/1/2020 Balance	2020-2021FY Funding	Interest Earned 11/30/20	Actual Expense 11/30/20	Projected Expenses 4/30/21	Projected Reserve Fund Balance 4/30/21	
Seawall Reserve Fund	390,172.00	300,000.00		-1,764,590.35	-223,591.02	-1,298,009.37	
Insurance Recovery			858,473.77			858,473.77	
Seawall Special Assessment Installments #2 & 3			280,790.75			280,790.75	
Emergency Reallocation			170,000.00			170,000.00	
Total	390,172.00	1,609,264.52		-1,764,590.35	-223,591.02	11,255.15	
Parking Lot Seawall Reserve Fund	67,212.00	25,000.00		-182,333.00	-646,759.00	-695,759.00	
Parking Lot Seawall Special Assessment Installments #2 & 3			547,114.00	-309,402.00	-290,716.00	-53,004.00	
Emergency Reallocation to Seawall Reserve			-25,000.00			-25,000.00	
Total	67,212.00	547,114.00		-309,402.00	-290,716.00	14,208.00	

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2021 ENDING APRIL 30, 2022
INTERIOR REPLACEMENT BUDGET

	NUMBER OF ITEMS	UNIT COST	REPLACEMENT COST	USEFUL LIFE	ESTIMATED REMAINING LIFE	TOTAL RESERVE REQUIREMENT	43,952 RESERVE BALANCE	FUNDING 2020-2021	ACTUAL EXPENDITURES 44,165	PROJECTED EXPENDITURES 44,316	TRANSFER	RECLASS	ESTIMATED ENDING BALANCE 4/30/2021	ESTIMATED RESERVE REQUIREMENT 44,317	CURRENT FUNDING REQUIREMENT
REFRIGERATORS	31	375	6,000	10	6	6,000	85	1,338	1,361	677	-	615	-	6,000	1,000
STOVES	31	300	9,300	10	5	9,300	304	999	-	471	400		432	8,868	1,774
DISHWASHERS	31	506	6,000	10	4	6,000	98	176	-		270		3	5,997	1,499
MICROWAVES	31	75	1,500	10	5	1,500	51	137	418	27	-	257	-	1,500	300
TELEVISIONS	31	250	7,750	10	1	7,750	144	2,606	622		-		2,128	5,622	5,622
BEDROOM TELEVISIONS	31	200	6,200	10	2	6,200	87	871	-		700		258	5,942	2,971
LAUNDRY CENTER	31	1,100	34,100	10	9	34,100	843	6,419	1,175		6,000		87	34,013	3,779
WATER HEATER	31	600	10,000	10	6	10,000	444	-	-		400		44	9,956	1,659
DISHWARE	31	200	6,200	10	2	6,200	0	2,067	1,282	398	-		387	5,813	2,906
LIVING ROOM FURNITURE	31	2,500	77,500	5	5	77,500	472	17,009	337	93	17,000		52	77,448	15,490
DINING ROOM FURNITURE	31	1,500	46,500	5	5	46,500	882	14,309	-		15,000		191	46,309	9,262
MASTER BEDROOM	31	2,000	62,000	15	2	62,000	1,736	7,053	146	112	8,000		531	61,469	30,735
GUEST BEDROOM	9	1,100	9,900	15	3	9,900	985	1,503	-		2,000		488	9,412	3,137
LAMPS & ARTWORK	31	500	12,000	10	9	12,000	-	1,200	174	100	900		27	11,973	1,330
BEDSPREADS	47	110	5,170	5	4	5,170	76	2,547	859		900		864	4,306	1,076
MATRESS PADS	62	60	3,720	5	4	3,720	631	295	829	115		18	-	3,720	930
PILLOWS,LINENS,TOWELS&BLANKETS	124	100	12,400	4	3	12,400	94	12,306	1,182	234	7,230	(890)	2,864	9,536	3,179
KING MATTRESS	31	800	24,800	10	6	24,800	377	2,489	5		2,000		861	23,939	3,990
TWIN MATTRESS	18	400	4,000	10	6	4,000	160	263	-		-		423	3,577	596
MIRROR WALLS	31	1,000	31,000	10	3	31,000	536	3,116	-		3,000		652	30,348	10,116
WINDOW TREATMENTS	31	1,100	34,100	10	8	34,100	898	6,601	-		7,000		499	33,601	4,200
CEILING FANS	72	75	5,400	10	5	5,400	511	463	238		700		36	5,364	1,073
CARPET/BEDROOM	4	800	3,200	8	8	3,200	506	1,062	-		1,500		68	3,132	392
TILE FLOOR	31	1,000	15,000	15	15	15,000	-	3,000	-		2,500		500	14,500	967
WALLPAPER/PAINT	31	300	9,300	5	5	9,300	388	1,728	-		2,000		116	9,184	1,837
DVD	31	50	1,550	5	5	1,550	455	47	30		400		73	1,477	295
COUNTER TOPS	31	400	12,400	10	5	12,400	323	4,577	-		4,500		400	12,000	2,400
BATHROOM CABINETS	31	400	12,400	10	5	12,400	400	-	-		400		-	12,400	2,480
KITCHEN CABINETS	31	1,000	31,000	10	1	31,000	17	7,258	-		7,200		75	30,925	30,925
			500,390			500,390	11,502	101,439	8,656	2,227	90,000	-	12,057	488,333	145,920

145,920

