



## **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 4<sup>th</sup>, 2023**

**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

### **Organizational Meeting**

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

March 3<sup>rd</sup>, 2023





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. The purpose of the general proxy form included in this packet is to establish a quorum for the meeting. If a quorum is not met, the association must bear the high cost of holding another meeting. Please complete the proxy form and return it to the Jupiter Reef Club by April 4<sup>th</sup>.

**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 4<sup>th</sup>, 2023. 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 your 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 Jupiter Reef 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. 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 3<sup>rd</sup>, 2023



**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 4<sup>th</sup>, 2023, 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

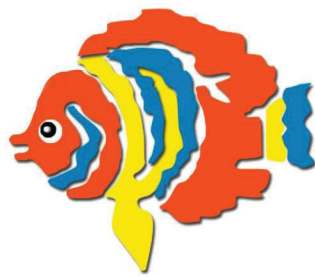
\_\_\_\_\_  
Date

March 3<sup>rd</sup>, 2023

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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.



# Jupiter Reef Club

1600 S A1A  
Jupiter FL 33477

Phone: (561) 747-7788  
Fax: (561) 743-0577

## **PROPOSED ANNUAL BUDGET**

**MAY 1<sup>ST</sup>, 2023-APRIL 30<sup>TH</sup>, 2024**

**Dear unit owners,**

**Attached, for your review and consideration, is the proposed annual budget for the fiscal year beginning on May 1, 2023.**

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](mailto: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 2023-2024 fiscal year. The meeting will be held on Monday, April 3<sup>rd</sup>, 2023, at 6:00pm at the Jupiter Reef Club, 1600 S. A1A Jupiter Florida 33477.

*Note: To view the audit for fiscal year 2021-2022, or to download this entire packet in PDF format, please visit: [jupiterreefclub.org/portal](http://jupiterreefclub.org/portal). You are also always welcome to contact the office.*

March 3<sup>rd</sup>, 2023







**JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BUDGET FOR THE FISCAL YEAR**  
**BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024**

**PROPOSED BUDGET**

	Audited Actual 4/30/2022	Actual 11/30/2022 7 Months	Projected 4/30/2022	PROPOSED BUDGET 5/1/2023 TO 4/30/2024	Weekly/Unit Budget
<b>REVENUES</b>					
ASSESSMENTS (SCHEDULE 1)					
MAINTENANCE FEES	944,178	545,381	937,596	783,810	516
RESERVE		215,936	370,176	504,984	332
RESERVE INTEREST INCOME		1,188	3,100	700	0
TAXES		59,203	101,676	103,000	68
ESTOPPEL LETTER FEE		6,000	10,000	9,000	6
BAD DEBT RECOVERY		-	-	-	0
RENTAL COMMISSIONS	261,526	106,377	223,379	210,000	138
RENTAL INCOME		36,041	54,545	50,000	33
INTEREST INCOME	2	-	-	-	0
LATE CHARGES		2,925	2,925	3,500	2
GAIN(LOSS) SALE OF UNITS		71,720	81,664	76,120	50
LOSS ON SALE OF ASSETT		-	-	-	0
BEACH CHAIR RENTALS		920	1,070	850	1
RETAIL SALES		474	1,000	1,200	1
OTHER INCOME	91,162	7,797	9,500	7,500	5
CLEANING FEES		170	230	400	0
EXCESS REVENUES CARRYOVER TO REDUCE BUDGET	-	-	-	70,000	46
<b>Total Income</b>	<b>1,296,868</b>	<b>1,054,132</b>	<b>1,796,860</b>	<b>1,821,063</b>	<b>1198</b>
<b>SALARIES AND BENEFITS</b>					
ADMINISTRATIVE SALARIES	135,947	76,939	143,837	160,200	105
MAINTENANCE SALARIES	96,586	41,932	79,699	99,000	65
HOUSEKEEPING SALARY	25,169	14,427	27,043	30,200	20
MAIDS SALARIES	70,437	43,572	77,156	83,460	55
LAWN MAINTENANCE SALARIES	22,032	11,843	23,280	26,234	17
EVENING CLERKS SALARIES	17,556	13,419	20,770	17,500	12
EMPLOYEE BONUS	6,695	-	7,450	7,500	5
PAYROLL TAXES	28,080	15,154	23,627	39,634	26
	<b>402,504</b>	<b>217,286</b>	<b>402,861</b>	<b>463,728</b>	<b>305</b>
<b>ADMINISTRATIVE EXPENSES</b>					
ADVERTISEMENT	1,125	514	514	2,000	1
WEB-SITE EXPENSE	748	86	700	2,500	2
BOOKING.COM COMMISSION	1,859	921	988	2,000	1
ACCOUNTING FEES	5,672	2,214	4,564	5,200	3
AUDIT FEES	7,500	20,000	20,000	20,000	13
BANK & CREDIT CARD FEES	31,740	18,804	31,980	32,000	21
COMPUTER SUPPORT & SOFTWARE	4,304	4,332	6,712	4,400	3
EQUIPMENT & STORAGE RENT	2,913	1,841	2,947	3,000	2
BEACH CHAIR PURCHASES	680	81	1,050	1,000	1
LEGAL & COLLECTION FEES	2,537	-	453	4,500	3
LEGAL FEES FORECLOSURES	8,262	3,433	3,433	7,000	5
OTHER PROFESSIONAL FEES	3,610	2,318	4,954	3,500	2
OFFICE SUPPLIES & EXPENSES	5,341	1,657	4,500	5,500	4
POSTAGE & DELIVERY EXPENSES	5,546	719	4,500	6,000	4
PRINTING	712	137	1,000	1,200	1
WEEKLY GUEST GATHERING EXPENSES	7,120	3,874	6,800	6,800	4
	<b>89,669</b>	<b>60,930</b>	<b>95,095</b>	<b>106,600</b>	<b>70</b>
<b>UTILITIES</b>					
ELECTRIC	43,934	30,516	50,500	50,000	33
GAS	31,681	12,251	25,500	32,000	21
WATER/SEWER	48,464	28,737	50,800	51,000	34
TELEPHONE/INTERNET	12,620	9,016	15,456	15,500	10
TRASH REMOVAL	5,689	5,081	8,754	8,820	6
CABLE TV	31,396	19,346	33,165	25,000	16
FIRE ALARM MONITORING, MAINT	1,628	1,012	1,736	1,880	1
	<b>175,411</b>	<b>105,958</b>	<b>185,910</b>	<b>184,200</b>	<b>121</b>
<b>MAINTENANCE EXPENSE</b>					
AIR CONDITIONING MAINTENANCE	11,335	12,765	14,345	11,000	7
RESTORATION SERVICES	367	-	-	1,000	1
CLEANING SUPPLIES	31,185	24,442	41,901	33,460	22
EXTERMINATION	7,545	6,614	9,778	7,900	5
GENERAL REPAIRS & MAINTENANCE	98,438	107,863	147,700	63,000	41
IRRIGATION MAINTENANCE REPAIRS	2,735	1,340	2,100	2,700	2
POOL & PATIO FURNITURE REPAIRS		213	213	1,200	1
POOL MAINTENANCE CONTRACTS	11,205	7,000	12,000	14,400	9
POOL REPAIRS & SERVICE	5,072	1,940	5,000	6,000	4
POOL MAINTENANCE	880	1,350	1,600	1,700	1
LANDSCAPE IMPROVEMENTS	2,701	990	1,980	3,000	2

	171,463	164,517	236,617	145,360	96
<b>INSURANCE</b>					
PROPERTY	144,176	94,037	167,000	140,000	92
GENERAL				30,800	20
DIRECTORS LIABILITY				3,030	2
WORKERS' COMPENSATION				8,600	6
<b>PROPERTY TAXES</b>					0
REAL ESTATE TAXES	91,344	59,203	95,474	101,000	66
TANGIBLE PERSONAL PROPERTY	1,722	2,272	2,272	2,300	2
TAXES AND LICENSES OTHER	1,291	348	409	800	1
BAD DEBT			21,000	25,000	16
DIVISION FEES	3,162	3,162	3,162	3,162	2
STORM DAMAGES		1,200	1,800	3,000	2
RETAIL PURCHASES	2,037	899	1,985	2,000	1
DEPRECIATION	2,342	-	2,342	2,500	2
INCOME TAXES	39,933		26,001	45,000	30
STAFF UNIFORMS	1,080	-	1,000	2,000	1
SECURITY EXPENSE	41,000	22,966	47,987	47,000	31
	328,087	184,086	370,432	416,192	274
			-		
<b>TOTAL EXPENDITURES</b>	<b>1,167,134</b>	<b>732,777</b>	<b>1,290,915</b>	<b>1,316,080</b>	<b>866</b>
<b>CAPTIAL EXPENDITURES</b>					
LAUNDRY EQUIPMENT					
OTHER CAPITAL EQUIPMENT					
	-	-	-	-	866
<b>TOTAL EXPENDITURES</b>	<b>1,167,134</b>	<b>732,777</b>	<b>1,290,915</b>	<b>1,316,080</b>	<b>866</b>

**JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR THE FISCAL YEAR**  
**BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024**

	RESERVE	ACTUAL	2022-2023	PROPOSED	
	BALANCE	11/30/2022	FUNDING	BUDGET	WEEKLY/UNIT
RESERVE EXPENDITURES (SCHEDULE 3)	4/30/2022	EXPENSES		5/1/23 TO 4/30/2024	BUDGET
ROOF REPLACEMENT	25,203	-	11,602	11,600	8
BUILDING PAINTING	1,007	-	4,155	4,140	3
ELECTRICAL RESERVE	48,254	29,032	38,462	103,316	68
PLUMBING RESERVE	25,911	-	16,713	16,852	11
PAVING AND RESURFACING	2,693	28,400	32,882	3,063	2
INTERIOR REPLACEMENT	51,615	52,127	136,134	115,503	76
POOL & PATIO FURNITURE	4,188	-	9,104	9,202	6
AIR CONDITIONING	858	25,299	27,858	32,917	22
SEAWALL RESERVE	41,545	-	35,322	34,930	23
WINDOWS & SLIDERS	64,712	-	28,424	28,418	19
PATIO RESURFACING	35,449	-	7,708	80,922	53
BUILDING SIDING	15,388	-	4,983	44,814	29
POOL RESURFACING	43,631	-	6,374	4,995	3
LAUNDRY ROOM EQUIP.	26,143	-	-	3,857	3
PARKING LOT SEAWALLS	46,370	-	10,456	10,454	7
	432,967	134,858	370,177	504,984	332
TOTAL OPERATING & RESERVE BUDGET	1,600,101	867,635	1,661,092	1,821,063	1198
EXCESS REVENUES OVER EXPENDITURES	129,734	186,497	135,769	-	0

**JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR THE FISCAL YEAR**  
**BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024**  
**SUPPORTING SCHEDULE I**

**BILLING COMPUTATION FISCAL YEAR ENDING 4/30/2024**

	<b>A UNITS</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>TOTAL</b>
TOTAL UNITS EXCLUDING MAINTENANCE WKS	153	969	459	1581
ASSOCIATION OWNED UNITS	3	42	16	61
TOTAL UNITS BILLED	150	927	443	1520
ASSOCIATION OWNED UNITS REGULAR ASSESSMENTS	\$2,389.74	\$33,456.41	\$13,836.67	\$49,682.82
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				<b>2023-2024</b>
TOTAL BUDGET, INCLUDING ASSOCIATION WKS	1,338,476	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	880.00	984.61		
<b>BILLING SUMMARY</b>	<b>A Units</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>Date Billed</b>	<b>Date Due</b>
MAINTENANCE FEE	\$ 827.29	\$ 827.29	\$ 898.13		
REAL ESTATE TAXES	\$ 86.48	\$ 52.71	\$ 86.48		
<b>TOTAL MAINTENANCE &amp; TAXES PER UNIT/WEEK</b>	<b>\$ 913.77</b>	<b>\$ 880.0</b>	<b>\$ 984.61</b>	<b>5/1/2023</b>	<b>5/30/2024</b>

PRIOR YEAR'S ACTUAL M&T				<b>2022-2023</b>
MAINTENANCE FEE	827.29	827.29	898.13	
REAL ESTATE TAXES	86.48	52.71	86.48	
	913.77	880.00	984.61	
INCREASE (DECREASE) FEES	0.00	0.00	0.00	

	<u>A Units</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	
TOTAL UNITS (SUMMARY 2023-2024 FISCAL YEAR)	150	927	443	TOTAL
MAINTENANCE	124,093.40	766,897.19	397,871.37	1,288,861.96
REAL ESTATE TAXES	12,971.32	48,866.53	38,308.64	100,146.50
	137,064.72	815,763.73	436,180.01	1,389,008.46

**JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR THE FISCAL YEAR**  
**BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024**  
**PROPOSED SALARIES <sup>1</sup>**

	FY 2022-2023 BUDGETED	CURRENT FY PROPOSED 2023-2024	FICA .0765	SUTA/FUTA 0.054	INCREASE/ (DECREASE) SALARY
<b>ADMINISTRATIVE SALARIES</b>					
MANAGER	57,200	70,200	5,370	378	13,000
BOOKKEEPER	21,000	18,000	1,377	378	(3,000)
GUEST SERVICES OFFICE ASSISTANTS	72,000	72,000	5,508	756	-
	150,200	160,200	12,255	1,512	10,000
<b>HOUSEKEEPING SALARIES</b>					
HOUSEKEEPER	25,000	30,200	2,310	378	5,200
MAIDS SALARIES	70,000	83,460	6,385	3,000	13,460
	95,000	113,660	8,695	3,378	18,660
<b>MAINTENANCE SALARIES</b>					
MAINTENANCE MAN 1	47,000	59,480	4,550	378	12,480
MAINTENANCE MAN 2	35,000	39,520	3,023	378	4,520
ASSISTANT MAINTENANCE/PORTER	33,000	-	-	378	(33,000)
	115,000	99,000	7,574	1,134	17,000
<b>EVENING CLERK SALARIES</b>					
EVENING CLERKS	16,000	17,500	1,339	800	1,500
	16,000	17,500	1,339	800	1,500
<b>LAWN MAINTENANCE SALARY</b>	25,500	26,234	2,007	378	734
<b>EMPLOYEE BONUS</b>	5,000	7,350	562		2,350
<b>TOTAL SALARIES</b>	406,700	423,944	32,432	7,202	17,244

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, 2022, \$9,792 was earned by this individual.

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.  
PROPOSED BUDGET FOR THE FISCAL YEAR  
BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024  
RESERVE ACCOUNT ANALYSIS AND BUDGET

	BALANCE 4/30/2022	2022-2023 RESERVE BUDGET	INTEREST EARNED 11/30/2022	ACTUAL EXPENDITURES 11/30/2022	PROJECTED EXPENDITURES	ESTIMATED ENDING BALANCE 4/30/2023	USEFUL LIFE	REMAINING LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED TOTAL RESERVE REQUIREMENT	2023-2024 TOTAL ESTIMATED CURRENT FUNDING	RESERVE REGULAR ASSESSMENT FUNDING 2023-2024
ROOF REPLACEMENT	\$25,203.00	\$11,601.58	\$0.00		\$0.00	\$36,804.58	30	27	\$350,000.00	\$313,195.42	\$11,599.83	\$ 11,599.83
BUILDING PAINTING	\$1,007.00	\$4,154.71	\$0.00		\$0.00	\$5,161.71	7	6	\$30,000.00	\$24,838.29	\$4,139.72	\$ 4,139.72
ELECTRICAL RESERVE	\$48,254.00	\$38,462.21	\$0.00	-\$29,032.00	-\$57,000.00	\$684.21	70	1	\$104,000.00	\$103,315.79	\$103,315.79	\$ 103,315.79
LAUNDRY ROOM	\$26,143.00	\$0.00	\$0.00		\$0.00	\$26,143.00	10	1	\$30,000.00	\$3,857.00	\$3,857.00	\$ 3,857.00
PLUMBING RESERVE	\$25,911.00	\$16,713.12	\$0.00		\$0.00	\$42,624.12	80	9	\$194,294.00	\$151,669.88	\$16,852.21	\$ 16,852.21
PAVING & RESURFACING	\$2,693.00	\$32,881.50	\$0.00	-\$28,400.00	\$0.00	\$7,174.50	20	20	\$68,440.00	\$61,265.50	\$3,063.28	\$ 3,063.28
INTERIOR REPLACEMENT	\$51,615.00	\$136,134.22	\$0.00	-\$52,126.52	-\$10,024.74	\$125,597.96	VAR	VAR	\$500,390.00	\$374,792.04	\$115,503.37	\$ 115,503.37
POOL & PATIO FURNITURE	\$4,188.00	\$9,103.74	\$0.00		\$0.00	\$13,291.74	10	4	\$50,100.00	\$36,808.26	\$9,202.07	\$ 9,202.07
AIR CONDITIONING REPLACEMENT	\$858.00	\$27,857.96	\$0.00	-\$25,299.00	\$0.00	\$3,416.96	15	5	\$168,000.00	\$164,583.04	\$32,916.61	\$ 32,916.61
SEAWALL RESERVE	\$41,545.00	\$35,321.91	\$0.00		\$0.00	\$76,866.91	100	98	\$3,500,000.00	\$3,423,133.09	\$34,929.93	# \$ 34,929.93
WINDOWS & SLIDERS	\$64,712.00	\$28,424.46	\$0.00		\$0.00	\$93,136.46	40	20	\$661,500.00	\$568,363.54	\$28,418.18	\$ 28,418.18
PATIO RESURFACING	\$35,449.00	\$7,707.73	\$0.00		\$0.00	\$43,156.73	30	2	\$205,000.00	\$161,843.27	\$80,921.64	\$ 80,921.64
BUILDING SIDING	\$15,388.00	\$4,983.24	\$0.00		\$0.00	\$20,371.24	30	2	\$110,000.00	\$89,628.76	\$44,814.38	\$ 44,814.38
POOL RESURFACING	\$43,631.00	\$6,373.88	\$0.00		\$0.00	\$50,004.88	10	1	\$55,000.00	\$4,995.12	\$4,995.12	\$ 4,995.12
PARKING LOT SEAWALLS	\$46,370.00	\$10,456.19	\$0.00		\$0.00	\$56,826.19	75	73	\$820,000.00	\$763,173.81	\$10,454.44	\$ 10,454.44
	\$432,967.00	\$370,176.45	\$0.00	-\$134,857.52	-\$67,024.74	\$601,261.19			\$6,846,724.00	\$6,245,462.81	\$504,983.54	\$ 504,983.54

**JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR THE FISCAL YEAR**  
**BEGINNING MAY 1, 2023 ENDING APRIL 30, 2024**  
**INTERIOR REPLACEMENT BUDGET**

	NUMBER OF ITEMS	UNIT COST	REPLACEMENT COST	USEFUL LIFE	ESTIMATED REMAINING LIFE	TOTAL RESERVE REQUIREMENT	5/1/2022 RESERVE BALANCE	FUNDING 2022-2023	ACTUAL EXPENDITURES 11/30/2022	PROJECTED EXPENDITURES 4/30/2023	TRANSFER	RECLASS	ESTIMATED ENDING BALANCE 4/30/2023	ESTIMATED RESERVE REQUIREMENT 5/1/2023	CURRENT FUNDING REQUIREMENT
REFRIGERATORS	31	375	\$6,000.00	10	5	6,000.00	\$0.00	\$1,000.00		-\$714.43			\$285.57	\$5,714.43	\$1,142.89
STOVES	31	300	\$9,300.00	10	4	9,300.00	\$5,524.90	\$1,860.00	-\$1,718.42	-\$924.48		-\$4,447.04	\$294.96	\$9,005.04	\$2,251.26
DISHWASHERS	31	506	\$6,000.00	10	3	6,000.00	\$0.00	\$1,500.00	-\$5,146.68	-\$800.36		\$4,447.04	\$0.00	\$6,000.00	\$2,000.00
MICROWAVES	31	75	\$1,500.00	10	4	1,500.00	\$0.00	\$300.00					\$300.00	\$1,200.00	\$300.00
TELEVISIONS	31	250	\$7,750.00	10	1	7,750.00	\$6,166.67	\$1,583.33		-\$372.36			\$7,377.64	\$372.36	\$372.36
BEDROOM TELEVISIONS	31	200	\$6,200.00	10	1	6,200.00	\$3,228.99	\$1,485.51					\$4,714.50	\$1,485.50	\$1,485.50
LAUNDRY CENTER	31	1,100	\$34,100.00	10	8	34,100.00	\$3,866.37	\$3,359.29		-\$3,266.72			\$3,958.94	\$30,141.06	\$3,767.63
WATER HEATER	31	600	\$10,000.00	10	5	10,000.00	\$1,702.94	\$1,382.84		-\$1,985.00			\$1,100.78	\$8,899.22	\$1,779.84
DISHWARE	31	200	\$6,200.00	10	1	6,200.00	\$0.00	\$3,100.00	-\$834.60	-\$1,196.13			\$1,069.27	\$5,130.73	\$5,130.73
LIVING ROOM FURNITURE	31	2,500	\$77,500.00	5	4	77,500.00	\$3,219.55	\$15,442.13					\$18,661.68	\$58,838.32	\$14,709.58
DINING ROOM FURNITURE	31	1,500	\$46,500.00	5	4	46,500.00	\$3,627.03	\$8,574.59	-\$3,459.79			-\$4,839.23	\$3,902.60	\$42,597.40	\$10,649.35
MASTER BEDROOM	31	2,000	\$62,000.00	15	1	62,000.00	\$265.30	\$30,867.35					\$31,132.65	\$30,867.35	\$30,867.35
GUEST BEDROOM	9	1,100	\$9,900.00	15	2	9,900.00	\$3,625.43	\$2,091.52					\$5,716.95	\$4,183.05	\$2,091.53
LAMPS & ARTWORK	31	500	\$12,000.00	10	8	12,000.00	\$643.77	\$1,261.80		-\$226.48			\$1,679.09	\$10,320.91	\$1,290.11
BEDSPREADS	47	110	\$5,170.00	5	5	5,170.00	\$1,076.41	\$1,023.40					\$2,099.81	\$3,070.19	\$614.04
MATRESS PADS	62	60	\$3,720.00	5	5	3,720.00	\$930.00	\$697.50					\$1,627.50	\$2,092.50	\$418.50
PILLOWS,LINENS,TOWELS&BLANKETS	124	100	\$12,400.00	4	3	12,400.00	\$1,499.75	\$4,133.33	-\$9,933.53	-\$538.78		\$4,839.23	\$0.00	\$12,400.00	\$4,133.33
KING MATTRESS	31	800	\$24,800.00	10	10	24,800.00	\$4,850.74	\$3,324.88	-\$18,712.50			\$10,536.88	\$0.00	\$24,800.00	\$2,480.00
TWIN MATTRESS	18	400	\$4,000.00	10	5	4,000.00	\$1,019.05	\$496.83					\$1,515.88	\$2,484.12	\$496.82
MIRROR WALLS	31	1,000	\$31,000.00	10	2	31,000.00	\$4,071.58	\$8,976.14				-\$10,536.88	\$2,510.84	\$28,489.16	\$14,244.58
WINDOW TREATMENTS	31	1,100	\$34,100.00	10	7	34,100.00	\$98.92	\$4,250.14					\$4,349.06	\$29,750.94	\$4,250.13
CEILING FANS	72	75	\$5,400.00	10	4	5,400.00	\$397.21	\$1,000.56					\$1,397.77	\$4,002.23	\$1,000.56
CARPET/BEDROOM	4	800	\$3,200.00	8	7	3,200.00	\$459.11	\$342.61					\$801.72	\$2,398.28	\$342.61
TILE FLOOR	31	1,000	\$15,000.00	15	14	15,000.00	\$140.39	\$990.64					\$1,131.03	\$13,868.97	\$990.64
WALLPAPER/PAINT	31	300	\$9,300.00	5	4	9,300.00	\$1,952.80	\$1,469.44					\$3,422.24	\$5,877.76	\$1,469.44
DVD	31	50	\$1,550.00	5	4	1,550.00	\$368.09	\$236.38					\$604.47	\$945.53	\$236.38
COUNTER TOPS	31	400	\$12,400.00	10	4	12,400.00	\$400.00	\$2,400.00	-\$12,321.00			\$9,521.00	\$0.00	\$12,400.00	\$3,100.00
BATHROOM CABINETS	31	400	\$12,400.00	10	4	12,400.00	\$2,480.00	\$1,984.00					\$4,464.00	\$7,936.00	\$1,984.00
KITCHEN CABINETS	31	1,000	\$31,000.00	10	5	31,000.00	\$0.00	\$31,000.00				-\$9,521.00	\$21,479.00	\$9,521.00	\$1,904.20
			\$ 500,390.00			\$ 500,390.00	\$51,615.00	\$ 136,134.21	-\$52,126.52	\$ (10,024.74)	\$ -	\$ -	\$ 125,597.95	\$ 374,792.05	\$ 115,503.37

115,503.37