JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

2017 ESTIMATED EXPENSES AND APPROVED BUDGET
AND PROPOSED BUDGET FOR THE PERIOD
January 1, 2018 - December 31, 2018

	2017 BUDGET AMOUNT	2017 ESTIMATED	PROPOSED 2018
REVENUES			
4000 Maintenance Fees	$197,491	$197,491	$196,111
4240 Interest Income	$0	$0	$0
4280 Misc. Income	$0	$300	$300
4300 Surplus Carry Forward	$28,000	$28,000	$21,000
Bad Debt	$0	$0	$0
TOTAL	**$225,491**	**$225,791**	**$217,411**
Reserve Income	$4,110	$4,110	$5,489
TOTAL REVENUES	$229,601	$229,901	$222,900
DISBURSEMENTS			
5010 Legal	$2,000	$4,750	$1,750
5010.01 Accounting	$0	$250	$250
5020 Management Fees	$11,908	$11,908	$12,960
5100 Administrative	$2,000	$2,000	$2,000
5200 Insurance	$129,517	$109,427	$109,427
5201 GAB Robbins Insurance Appraisal	$550	$0	$750
5300 Division Fees	$288	$288	$288
5310 Licenses/Fees	$461	$461	$461
6000 Maintenance/Repairs General	$4,500	$5,000	$5,000
6000.1 Electrical Feed Upgrade	$5,100	$0	$11,400
6040 Pest Control Interior	$3,804	$2,880	$2,880
6100.01 Lawn/Shrub/Irrigation Contract	$39,621	$39,612	$39,612
6100.03 Landscape Replacement/Supplies	$2,000	$3,000	$3,000
6100.04 Palm Trees over 15'	$2,500	$2,000	$2,500
6100.05 Misc. Tree Trimming	$2,000	$2,000	$2,000
6100.06 Common Area Mulch	$2,000	$2,000	$2,000
6100.07 Repair Lamp Poles	$600	$2,765	$600
6100.09 Irrigation Repairs	$1,000	$2,000	$3,000
6101.01 New Shade Trees	$500	$500	$500
6101.03 Drip Lines in Common Areas	$500	$0	$1,500
6200.01 Pool Contract/Repairs	$5,200	$5,200	$5,200
6200.03 Pool Heater Contract	$260	$260	$260
6200.04 Pool Furniture	$0	$566	$1,000
7100 Water/Sewer	$2,000	$2,344	$2,414
7200 Electricity	$5,000	$5,559	$5,726
7900 Contingency	$2,182	$0	$933
TOTAL	**$225,491**	**$204,770**	**$217,411**
Reserve	$4,110	$4,110	$5,489
TOTAL DISBURSEMENTS	$229,601	$208,880	$222,900
NET SURPLUS OR (DEFICIT)	$0	$21,021	$0
		2017 QUARTERLY FEES	STATUTORY 2018 QUARTERLY FEES
	OPERATING	$685.73	$680.94
	RESERVES	$14.27	$19.06
	TOTAL	$700.00	$700.00

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

PROPOSED 2018 RESERVE CALCULATION
FOR PERIOD BEGINNING 1/1/18 AND ENDING 12/31/18
(BASED ON 72 UNITS)

	Estimated Life When New	Estimated Replacement Cost	Estimated Remaining Life in Years	Estimated Balance as of 12/31/17	Additional Reserve Required	Annual Reserve Required	Quarterly Cost Per Unit
9530.01 POOL - liner, deck, heater, furniture, cabinets, pumps, motors, roof, doors, electric	16 yrs	$68,315.00	10	$13,426.19	$54,888.81	$5,488.88	$19.06
9550.01 PAINT FRONT WALL (SKLAAR)	7 yrs	$1,500.00	2	$1,500.48	($0.48)	($0.24)	($0.00)
TOTAL		$69,815.00		$14,926.67	$54,888.33	$5,488.64	$19.06

Reserve Interest to Pool approx. $65.00.

EXPLANATION: The above calculations have been made from figures gathered over a wide variety of sources that include a number of assumptions that were deemed by the Board to be accurate to meet the requirements of the State of Florida. Useful lives and replacement costs figures are always subject to a wide difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances which can and should be adjusted each year to reflect changing costs and economic circumstances.