

Jesup's Landing Homeowner Association, Inc.

Approved Budget

Year Ending December 31, 2018

171 Townhome Units at \$520.20 Quarterly

Assessment Income

\$ 356,022.00

EXPENSES

General & Administrative

Accounting Fees / Tax Preparation	1200.00
Legal Fees	1500.00
Bank Fees / Coupon Books	784.00
Postage / Supplies / Copies	1800.00
Insurance: GL / Property / Fidelity	4000.00
Insurance: D & O	1500.00
Management Fees	18468.00
Corporate Annual Report	61.25
Meetings / Events / Decorations	2500.00
Bad Debt	500.00
Miscellaneous	553.97

General & Administrative

\$ 32,867.22

LANDSCAPING / GROUNDS MNTNCE

Grounds Mainenance	55600.00
Mulch	9000.00
Annuals / Plants / Sod	2500.00
Tree Trimming	2500.00
Landscape Enhancements	5000.00
Irrigation - Repairs / Maintenance	5000.00
Lakes / Ponds / Waterways	0.00
Fountains - Repairs / Maintenance	2520.00
General Repairs / Maintenance	1700.00

Landscaping / Grounds

\$ 83,820.00

REPAIRS / MAINTENANCE

Pressure Wash - Sidewalks	8000.00
Pressure Wash - Buildings	1500.00
Pressure Wash - Retaining Wall	3000.00
Entry Feature - Repairs / Maintenance	500.00
Lighting / Electrical - Repairs	1200.00
Street Repairs / Maintenance	3000.00
Termite Bonds	11900.00
Fire Alarm - Monitoring	1020.00
Miscellaneous Repairs / Maintenance	2700.00

Repairs / Maintenance

32,820.00

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POOL / RECREATION

Pool Maintenance	4800.00
Pool Equipment Repairs	2500.00
Pool Miscellaneous Supplies / Equipment	250.00
Pool Permit	175.35
Pool Area Furniture	500.00
Pool Access System	250.00
Pool Area - Signs	250.00
Clubhouse - Janitorial	7200.00
Clubhouse - Repairs / Maintenance	2500.00
Clubhouse - Termite Bond	250.00
Pool Area - Pressure Wash	750.00
General Repairs / Maintenance	2800.00

Pool / Recreation **\$ 22,225.35**

UTILITIES

Electricity - General	23777.60
Phone / Cable (BHN)	2751.21
Water - Irrigation / Units / Common	3779.26

Utilities **\$ 30,308.07**

RESERVES

Reserves - Pooled	153981.36
Reserves - Road Repaving	0.00
Reserves - Road Resealing	0.00
Reserves - Sidewalks	0.00
Reserves - Clubhouse	0.00
Reserves - Storm Drainage	0.00
Reserves - Pool Resurface	0.00
Reserves - Building Roof Replacement	0.00
Reserves - Building Painting	0.00
Reserves - Insurance Deductable	0.00
Reserves - Irrigation System	0.00
Reserves - Fountains	0.00
Reserves - Clubhouse A/C	0.00
Reserves - Gym Equipment	0.00
Reserves - Mailbox Kiosk Building	0.00
Reserves - Walls around Ponds	0.00
Reserves - Parking & AC Walls	0.00
Reserves - Metal Fencing	0.00

Reserves **153,981.36**

TOTAL EXPENSES

\$ 356,022.00

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RESERVE CALCULATIONS

Item	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Balance as of 12/31/16	Annual Amount
Reserves - Pooled	1-50	1-33	1,952,011.01	0.00	153,981.36
Reserves - Road Repaving	25	23	0.00	15,279.57	0.00
Reserves - Road Resealing	5	3	0.00	15,279.57	0.00
Reserves - Sidewalks	20	18	0.00	2,771.65	0.00
Reserves - Clubhouse	16	14	0.00	5,555.24	0.00
Reserves - Storm Drainage	50	1	0.00	2,771.65	0.00
Reserves - Pool Resurface	12	10	0.00	9,724.63	0.00
Reserves - Building Roof Replacement	15	13	0.00	72,076.43	0.00
Reserves - Unit Painting	8	6	0.00	99,971.50	0.00
Reserves - Insurance Deductable	1	1	0.00	100.00	0.00
Reserves - Irrigation System	1	1	0.00	100.00	0.00
Reserves - Fountains	1	1	0.00	100.00	0.00
Reserves - Clubhouse A/C	14	12	0.00	100.00	0.00
Reserves - Gym Equipment	8	6	0.00	100.00	0.00
Reserves - Mailbox Kiosk Building	25	23	0.00	100.00	0.00
Reserves - Walls around Ponds	1	1	0.00	100.00	0.00
Reserves - Parking & AC Walls	1	1	0.00	100.00	0.00
Reserves - Metal Fencing	30	28	0.00	100.00	0.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.