

Jesup's Landing Homeowner Association, Inc.

Proposed Budget

Year Ending December 31, 2020

	2019 Approved Budget	2020 Proposed Budget
Assessments - 171 Townhome Units at \$520.50 Quarterly	\$ 356,022.00	\$ 356,022.00

EXPENSES

General & Administrative

Accounting Fees / Tax Preparation	2,000.00	2,100.00
Legal Fees	2,500.00	1,000.00
Bank Fees / Coupon Books	850.00	852.00
Postage / Supplies / Copies	3,500.00	2,000.00
Insurance: GL / Property / Fidelity / WC	4,740.00	5,030.00
Insurance: D & O	1,737.00	1,737.00
Management Fees	18,468.00	18,468.00
Corporate Annual Report	62.00	61.25
Meetings / Events / Decorations	2,500.00	500.00
Bad Debt	4,300.00	100.00
Miscellaneous	2,343.00	8,850.00
General & Administrative	43,000.00	40,698.25

LANDSCAPING / GROUNDS MAINTENANCE

Grounds Maintenance	55,600.00	55,600.00
Mulch	9,000.00	500.00
Annuals / Plants / Sod	3,000.00	-
Tree Trimming	3,000.00	-
Landscape Enhancements	5,500.00	12,500.00
Irrigation - Repairs / Mntnce	5,000.00	4,000.00
Pressure Wash - Sidewalks	8,000.00	9,000.00
Pressure Wash - Building	1,500.00	1,500.00
Pressure Wash - Retaining Wall	3,000.00	5,000.00
Fountains - Repairs / Mntnce	4,225.00	3,020.00
Entry Feature - Reprs / Mntnce	500.00	500.00
Street Repairs / Mntnce	2,500.00	2,250.00
General Repairs / Mntnce	2,000.00	5,000.00
Landscaping / Grounds	102,825.00	98,870.00

REPAIRS / MAINTENANCE

Lighting / Electrical Repairs	4,000.00	4,000.00
Termite Bonds	12,000.00	12,000.00
Fire Alarm - Monitoring	1,020.00	708.00
Misc Repair / Maintenance	2,700.00	2,700.00
Repairs / Maintenance	19,720.00	19,408.00

POOL / RECREATION

Pool Maintenance	4,800.00	4,800.00
Pool Equipment Repairs	2,500.00	2,500.00
Pool Supplies / Equipment	275.00	275.00
Pool Permit	175.00	175.00
Pool Area Furniture	750.00	1,000.00
Pool Access System	250.00	250.00
Pool Area - Signs	250.00	250.00
Clubhouse - Janitorial	7,200.00	12,600.00
Clubhouse - Repairs / Maintenance	2,750.00	4,200.00
Pool Area - Pressure Wash	750.00	750.00
General Repairs / Maintenance	3,000.00	3,000.00
Pool / Recreation	22,700.00	29,800.00

Jesup's Landing Homeowner Association, Inc.

Proposed Budget

Year Ending December 31, 2020

	2019 Approved Budget	2020 Proposed Budget
UTILITIES		
Electricity - General	24,597.00	20,449.74
Phone / Cable (BHN)	2,816.83	3,050.00
Water - Irrigation / Units / Common	3,782.17	3,750.00
Utilities	31,196.00	27,249.75
RESERVES		
Reserves - Pooled	136,581.00	139,996.00
Reserves	136,581.00	139,996.00
TOTAL EXPENSES	\$ 356,022.00	\$ 356,022.00

RESERVE CALCULATIONS					
Item	Estimated Remaining Life	Estimated Life Expectancy	Estimated Replacement Cost	Estimated Balance as of 12/31/19	Annual Reserve Amount 2018
Reserves - Pooled				291,213.31	139,996.00
Reserves - Road Repaving				15,390.71	0.00
Reserves - Road Resealing				15,390.71	0.00
Reserves - Sidewalks				2,791.81	0.00
Reserves - Clubhouse				5,595.65	0.00
Reserves - Storm Drainage				2,791.81	0.00
Reserves - Pool Resurface				9,795.36	0.00
Reserves - Building Roof Replacement				72,600.70	0.00
Reserves - Unit Painting				100.72	0.00
Reserves - Insurance Deductable		Reserve Study completed in 2017		100.72	0.00
Reserves - Irrigation System				100.72	0.00
Reserves - Fountains				100.72	0.00
Reserves - Clubhouse A/C				100.72	0.00
Reserves - Gym Equipment				100.72	0.00
Reserves - Mailbox Kiosk Building				100.72	0.00
Reserves - Walls around Ponds				100.72	0.00
Reserves - Parking & AC Walls				100.72	0.00
Reserves - Metal Fencing				100.72	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.