

CASA BONITA ROYALE CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR FISCAL YEAR JAN. 1, 2019 TO DEC. 31, 2019

| CASA BONITA ROYALE UNITS - 40 | 2018 ADOPTED BUDGET | 2018 PROJECTED ACTUAL | 2019 PROPOSED BUDGET | Changes from 18 to 19 Budget | Budget Notes |
|----------------------------------|---------------------------|-----------------------------|----------------------------|------------------------------------|---|
| REVENUE: | | | | | maintain same quarterly assessment for 4th straight year |
| MAINTENANCE ASSESSMENTS | 214,401.00 | 214,396.00 | 213,101.00 | -1,300.00 | In 2018 we ran a deficit budget of \$6,300. Overall 2019 budgeted costs are projected to be approximately the same as 2018's budgeted operating costs. Board to operate deficit again in '19. |
| DEF.MNT/CAPITAL ASSESSMENTS | 38,000.00 | 38,000.00 | 39,300.00 | 1,300.00 | See Reserve Schedule - increase for pavement reserve |
| A/C CONTRACT ASSESSMENTS | 2,848.00 | 2,848.00 | 3,597.00 | 749.00 | For 2018 \$89/unit/yr. 33 units signed up for 2019. Crowther 33 units on program + rec room new price \$109/unit/yr |
| CARPORT ASSESSMENTS | 484.00 | 484.00 | 484.00 | | see Reserve schedule - 10 carports |
| DOCK FEES ASSESSMENTS | 4,200.00 | 4,200.00 | 4,200.00 | | see Reserve schedule - 21 docks (1 common dock added to Seawall reserve) |
| STORM DAMAGE - SP ASSM | 0.00 | 23,032.00 | 0.00 | | Email dated 10/25/17 President advised that Board plans on adopting special assessment for Hurricane Irma damage - Billed 3/28/18 |
| CARPORT SPEC ASSM | 0.00 | 13,850.00 | 0.00 | | Billed 3/28/18 Carport Storm damages |
| TOTAL REVENUE | \$259,933.00 | \$296,810.00 | \$260,682.00 | \$749.00 | |
| OPERATING EXPENSES: | | | | | |
| ACCOUNTING SERVICE | 6,280.00 | 6,280.00 | 6,640.00 | 360.00 | In 2018 Collier Financial \$470/mo and \$640 for budget. For 2019 Collier Financial \$500/mo and \$640 for Budget, a 5.3% increase or \$0.75/unit/mo |
| AIR CONDITIONER CONTRACT | 2,937.00 | 3,204.00 | 3,706.00 | 769.00 | In 2018 39 units plus Rec Room were in contract with Crowther \$89/each. For 2019 - 33 units signed up for maint + Rec Room |
| TAX RETURN PREPARATION | 505.00 | 505.00 | 505.00 | | In 2018 CFI prepared tax return. For 2019 - no change in fee |
| CABLE TELEVISION | 28,930.00 | 28,918.32 | 29,790.00 | 860.00 | In 2018 Jan to May paid Summit \$2,368.63/month. Effective 6/1/18 Summit Broadband cable/internet \$2,439.31/mth - a rate increase of 3%. Expect a similar increase in June 2019. |
| CONTINGENCY | 5,000.00 | 200.00 | 5,000.00 | | In 2018, \$200 for Fish Fry entertainment |
| CUSTODIAL | 22,230.00 | 21,901.92 | 22,560.00 | 330.00 | In 2018 Ken Wittrock \$906.40/mo. and Juan Ruiz \$918.76/mo. For 2019, a 3% increase for Ken Wittrock to \$933.59/mo and 3% increase for Juan Ruiz \$946.32/mo. Board to discuss raises at BW. |
| DIVISION FEES | 160.00 | 160.00 | 160.00 | | State fees \$4 per unit. |
| ELECTRICITY | 7,300.00 | 6,950.68 | 7,000.00 | -300.00 | For 2019 based on 2018 actual costs/projected actual; Lee County Electric notes no change in rates. |
| ELEVATOR MAINTENANCE | 7,950.00 | 7,017.82 | 8,380.00 | 430.00 | In 2018 Bureau of Elevator Safety \$150 for Certificate of Operation renewals (2 @ \$75/ea), CenturyLink avg \$110.51/mo, Thyssenkrupp Elevator - \$1,158.76/qr for elevator maintenance, Kings III of America \$263.24/qr for 2 emergency phones. For 2019 \$150 for elevator certificates, Centurylink \$111/month, Kings III with a 4% increase to \$273.77/qr, Thyssenkrupp with a 3.45% increase \$1,199.32/qr and \$1000 for repairs. Board to discuss change in vendors - new wireless alarms with ERSM, can also eliminate CenturyLink with wireless. Thyssenkrupp will waive increase for 1st year and add 3.3% increase yearly if sign a new 5 year contract. |
| FEDERAL TAXES | 100.00 | 132.00 | 150.00 | 50.00 | In 2018 filed 1120H for YE 2017 - Federal tax on other income, interest earned. |
| FIRE EQUIPMENT - INSPECTION | 3,060.00 | 16,074.70 | 3,060.00 | | In 2018 paid ABC Fire \$280.90 for annual fire extinguisher inspections & repairs/recharges; paid FL Fire Systems \$742.45 for Fire alarm inspection, \$85/qrly inspections and \$7,376.35 for repairs and pullstation replacements; FL Fire System also conducted the FIVE YEAR Fire Sprinkler Test \$7,240.00 - should be done next in 2023. For 2019, estimate \$800 for Annual inspections and \$85/qr for the inspections plus \$2000 for repairs. |
| INSURANCE - FLOOD | 27,200.00 | 26,360.00 | 29,000.00 | 1,800.00 | In 2018 paid 2 Flood policies w/ Wright National Flood - Residential \$25,919 & Pool equipment/house \$441 a total of \$26,360. Both policies renewed 6/10/18. For 2019 Agent recommend budgeting a 10% increase. |

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| CASA BONITA ROYALE | 2018 | 2018 | 2019 | Changes | Budget |
|---------------------------------------|---------------------|---------------------|---------------------|-------------------|---|
| UNITS - 40 | ADOPTED | PROJECTED | PROPOSED | from 18 to | Notes |
| | BUDGET | ACTUAL | BUDGET | 19 Budget | |
| INSURANCE | 32,600.00 | 31,151.21 | 33,050.00 | 450.00 | In 2017 - All policies renewed on 4/2/18 - Property/Wind \$24,720, D&O \$806, Liability \$3,526, Umbrella \$1,015, Crime \$369 and Worker's Comp \$715 - total \$31,151. For 2019 Agent recommends - 7% increase on property and 3% on other policies |
| LANDSCAPE RENOVATION PROJECT | 8,000.00 | 8,000.00 | 5,000.00 | -3,000.00 | As of 10/21/18 no expenses - for budgeting purposes expect funds to be spent before y/e. |
| LANDSCAPE & FERTILIZER | 6,400.00 | 6,416.00 | 6,400.00 | | In 2018 Tempco Pest Control \$236 bi-monthly. Estimate \$1500 for Mulch and \$3,500 for misc landscaping by Vincent Baca by year end. For 2019 Tempco no rate increase reported. |
| LAWN MAINTENANCE CONTRACT | 3,708.00 | 3,708.00 | 3,820.00 | 112.00 | In 2018 Ken Wittrock \$309/mo for lawn service. For 2019 3% increase. |
| PROFESSIONAL FEES | 2,000.00 | 633.50 | 2,000.00 | | In 2018 paid Townsend \$280 for insurance appraisal update; Paid CFI \$200 for Special Assm work & \$50 add'l work for complicated closing; paid L Farland \$103.50 to reimb for Submerged Lease. For 2019, no change. |
| LICENSES/TAXES/FEES | 200.00 | 61.25 | 200.00 | | Corporate Annual Report filing fee \$61.25 & Lee Co Health Dept \$100 for reinspection fee in Feb. and \$100.35 for Reinspection fee in June. |
| PROPERTY MANAGEMENT | 6,300.00 | 6,124.00 | 6,300.00 | | In 2018 - Ken Wittrock \$442/mo to manage projects for Board, plus estimate reimb to unit owner \$820 for electric use for Mgr to occupy unit in summer months. For 2019 -3% increase and added contingency for electric use. |
| OTHER EXP: MISC/BK.CHRGS/ETC. | 835.00 | 856.59 | 835.00 | | In 2018 paid \$45 for Safe Deposit Box; paid Casa Grande \$150 for water reimbursement; Paid Summit fee \$36.59; paid FL Health Dept \$125 for pool permit renewal; Estimate \$500 bonus for year end to Wittrock. For 2019, no change to budget |
| OFFICE/POSTAGE/ADMIN. | 2,400.00 | 2,179.40 | 2,400.00 | | In 2018 Collier Financial admin fees (copies, storage, faxes, envelopes, etc.) and Postage. For 2019 no change. |
| PEST and VERMIN CONTROL | 1,740.00 | 1,160.00 | 1,740.00 | | In 2018 Tempco \$145/mo with service from March to Dec. For 2019, \$145/mo for 12 months |
| POOL EQUIPMENT REPAIRS | 1,300.00 | 745.39 | 1,300.00 | | In 2018 paid The Pool Shop \$128.54 for install safety rope & ring; \$116.85 to install auto fill float. Estimate \$500 more before year end. For 2019 no change. |
| POOL SERVICE | 3,700.00 | 3,420.00 | 3,540.00 | -160.00 | In 2018 The Pool Shop \$285/mo for pool maintenance. For 2019, requested a \$10/mo increase, \$295/mo. |
| REPAIRS-GENERAL MAINTENANCE | 12,000.00 | 4,580.68 | 12,000.00 | | In 2018, paid J Ruiz \$1400 to sand & paint fire extinguisher cabinets; paid Over Door Co \$354.16 repair electric operator; reimb Petty Cash \$91 and R Lovett for propane for grills; Estimate \$2500 by year end; For 2019, left the same for prelim 1st draft |
| SUPPLIES | 2,000.00 | 1,767.03 | 2,000.00 | | In 2018 supplies purchases from Sunshine Ace Hardware & Superior Lighting; Est \$350 add'l by year end. For 2019, no change. |
| TELEPHONE | 960.00 | 1,510.34 | 1,512.00 | 552.00 | In 2018 CenturyLink average \$126.84/mo. In '17 average \$79/month - looks like hi-speed internet was added in Jan. '18. For 2019 estimate \$126/mo for CenturyLink |
| TRASH DISPOSAL | 5,030.00 | 4,941.55 | 5,050.00 | 20.00 | 2018 - 1x/week for 6 months. 2x/week for 6 months. Plan for 2019 same. In 2018 Advanced Disposal fee increased on 10/1 by 5%. |
| WATER & SEWER | 23,000.00 | 16,821.54 | 22,000.00 | -1,000.00 | One meter for building (water & sewer charges) and one meter for irrigation (water only). In April '18 BS Utilities issued \$4,904 capital credit - w/o credit 2018 projected expense \$21,726. According to Bonita Springs Utilities Website, no indication of a rate change for 2019. For 2019, based on 2018 projected expense adjusted for credit |
| STORM DAMAGE | 0.00 | 4,470.00 | 0.00 | 0.00 | in 2017 incurred \$32,358 and in 2018 incurred \$4,470 for total of \$36,828 of Irma related damages - special assessment for \$36,882 to cover costs. Also used \$7,755 from reserves for Irma damages. |
| TOTAL OPERATING EXPENSES | \$223,825.00 | \$216,250.92 | \$225,098.00 | \$1,273.00 | |
| DEFERRED MNT/CAPITAL-TRANSFERS | | | | | |
| CAPITAL/DEFERRED/INTEREST | 2,000.00 | 3,093.03 | 3,000.00 | 1,000.00 | see Reserve schedule |
| POOL | 3,302.00 | 3,302.00 | 3,302.00 | 0.00 | see Reserve schedule |

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| CASA BONITA ROYALE UNITS - 40 | 2018 ADOPTED BUDGET | 2018 PROJECTED ACTUAL | 2019 PROPOSED BUDGET | Changes from 18 to 19 Budget | Budget Notes |
|---|---------------------------|-----------------------------|---------------------------------|------------------------------------|---|
| CARPORT | 484.00 | 484.00 | 484.00 | 0.00 | see Reserve schedule |
| DOCK (21 SLIPS - limited common) | 4,200.00 | 4,200.00 | 4,200.00 | 0.00 | see Reserve schedule - Docks replaced 2016 & 2017 |
| PAINT | 7,222.00 | 7,222.00 | 7,222.00 | 0.00 | see Reserve schedule - new funding cycle started in 2018 after painting in 2017 |
| SPALLING REPAIRS | 4,166.00 | 4,166.00 | 4,115.00 | -51.00 | see Reserve schedule |
| REPAVING | 1,625.00 | 1,625.00 | 2,978.00 | 1,353.00 | see Reserve schedule - sealcoating in Jan '18 - need to increase to replenish |
| FLAT ROOF | 7,994.00 | 7,994.00 | 7,994.00 | 0.00 | see Reserve schedule |
| MANSARD ROOF | 2,712.00 | 2,712.00 | 2,712.00 | 0.00 | see Reserve schedule |
| ELEVATOR | 5,085.00 | 5,085.00 | 5,085.00 | 0.00 | see Reserve schedule |
| WALKWAYS | 1,710.00 | 1,710.00 | 1,710.00 | 0.00 | see Reserve schedule |
| EXTERIOR LIGHTING | 1,512.00 | 1,512.00 | 1,511.00 | -1.00 | see Reserve schedule |
| SEAWALL/ 1 COMMON BOAT SLIP | 2,672.00 | 2,672.00 | 2,671.00 | -1.00 | see Reserve schedule - extended funding 1 additional year after replacing common slip |
| TOTAL DEF.MNT/CAP TRANSFERS | \$44,684.00 | \$45,777.03 | \$46,984.00 | \$2,300.00 | |
| TOTAL CONDOMINIUM EXPENSES | \$268,509.00 | \$262,027.95 | \$272,082.00 | \$3,573.00 | |
| OTHER INCOME: | | | | | |
| LATE FEES | 0.00 | 0.00 | 0.00 | 0.00 | conservative estimate w/ other income sources |
| APPLICATION FEES | 300.00 | 400.00 | 300.00 | 0.00 | conservative estimate w/ other income sources |
| INTEREST EARNED-DEF.MNT/CAP | 2,000.00 | 3,093.03 | 3,000.00 | 1,000.00 | conservative estimate w/ other income sources |
| TOTAL OTHER INCOME | \$2,300.00 | \$3,493.03 | \$3,300.00 | \$1,000.00 | |
| NET INCOME(LOSS) | (\$6,276.00) | \$38,275.08 | (\$8,100.00) | (\$1,824.00) | operate a deficit budget again in 2019 - keep the assessment the same |
| | | (\$2,331.06) | 12/31/17 Cumulative Loss | | |
| | | \$35,444.02 | 12/31/18 Projected Cum.Gain (1) | | |
| Assessment Calculation by Unit Type for 2019 | | | | | |
| | | 2019 | 2019 | Assessment | % |
| YEAR 2019 ASSESSMENTS: AGGREGATE | | ANNUAL FEE | QTRLY FEE | Change | Change |
| 12 UNITS - | 80,869 | \$6,739.00 | \$1,684.75 | \$0.00 | 0.00% |
| 28 UNITS - | 171,532 | \$6,126.00 | \$1,531.50 | \$0.00 | 0.00% |
| 1 BOAT SLIP OWNER | 200 | \$200.00 | \$200.00 | | |
| Footnotes: | | | | | |
| (1) Estimated 12/31/18 Cumulative gain will be approximately \$35,444 | | | | | |
| (2) Additional individual assessments to owners for A/C Contract, Carport Reserves and Dock Reserves. | | | | | |

CASA BONITA ROYALE CONDOMINIUM ASSOCIATION, INC.
PROPOSED CAPITAL/DEFERRED MAINTENANCE FUNDING FOR FISCAL YEAR JAN. 1, 2019 TO DEC.31, 2019

| UNITS - 40 | DOCK BOAT SLIPS | CARPORT | PAINT 2026 | SPALLING PAVEMENT | FLAT ROOF | MANSARD ROOF | ELEVATOR | WALKWAYS | EXTERIOR LIGHTING | SEAWALL & 1 BOAT SLIP | POOL | |
|--|------------------------|----------------|-----------------|----------------------|-----------------|------------------|-----------------|-----------------|----------------------|--------------------------|-----------------|-----------------|
| REPLACEMENT COST * | | | \$65,000 | \$68,000 | \$48,000 | \$160,000 | \$80,000 | \$95,000 | \$50,000 | \$20,000 | \$52,200 | \$40,500 |
| LIFE | | | 9 | 10 | 15 | 20 | 30 | 25 | 30 | 10 | 25 | 12 |
| REMAINING LIFE(YEARS) | | | 8 | 1 | 3 | 11 | 18 | 13 | 28 | 1 | 1 | 10 |
| 12/31/18 EST. BALANCE | \$6,033 | \$2,985 | \$7,222 | \$63,885 | \$39,049 | \$72,071 | \$31,181 | \$28,898 | \$2,122 | \$18,489 | \$49,529 | \$7,480 |
| AMOUNT TO FUND | | | \$57,778 | \$4,115 | \$8,951 | \$87,930 | \$48,819 | \$66,102 | \$47,878 | \$1,511 | \$2,671 | \$33,020 |
| YEAR 2019 FUNDING | \$4,200 | \$484 | \$7,222 | \$4,115 | \$2,978 | \$7,994 | \$2,712 | \$5,085 | \$1,710 | \$1,511 | \$2,671 | \$3,302 |
| MONTHLY PER UNIT-AVERAGE | BILLED SEPARATE | | \$15.05 | \$8.57 | \$6.20 | \$16.65 | \$5.65 | \$10.59 | \$3.56 | \$3.15 | \$5.56 | \$6.88 |
| 2019 TOTAL RESERVE FUNDING REQUIRED: | | | \$39,300 | | | | | | | | | |
| AVERAGE MONTHLY PER UNIT TO FULLY FUND: | | | \$81.88 | | | | | | | | | |
| * To be expressed in terms of today's cost, without adjustment for inflation, which is covered from interest income. | | | | | | | | | | | | |
| Accumulated interest on reserves as of year end is estimated to be \$10,116 | | | | | | | | | | | | |
| 2019 projects from Reserves - \$5K-\$10K for Sundeck - to be charged against Spalling reserve and \$4-\$5K for elevator for interior refurb - charge against Elevator reserves per President | | | | | | | | | | | | |
| 2018 reserve expenditures: (a/ 010/ 22/ 2018) | | | | | | | | | | | | |
| In Jan. 2018 paid Greg Orick \$16,622 for dock project - estimated \$16,760 at end of '17. | | | | dock fund | | | | | | | | |
| In Jan. 2018 paid Greg Orick \$2,893 for dock project - estimated \$2,893 at end of '17. | | | | seawall | | | | | | | | |
| In Jan. 2018 paid Bain Sealcoat \$4,076 for sealcoating and crack filing. | | | | repaving fund | | | | | | | | |
| In March 2018 reimbursed operating \$5,610 from carport reserve for hurricane damages | | | | carport | | | | | | | | |
| In March 2018 reimbursed operating \$2,145 from dock reserve for hurricane damages | | | | dock fund | | | | | | | | |
| In August 2018 Paragon Electric \$360 from Dock Reserve | | | | dock fund | | | | | | | | |