

**CASA BONITA ROYALE CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR FISCAL YEAR JAN. 1, 2020 TO DEC. 31, 2020**

CASA BONITA ROYALE	2019	2019	2020	Changes	Budget
UNITS - 40	ADOPTED	PROJECTED	PROPOSED	from 19 to	Notes
	BUDGET	ACTUAL	BUDGET	20 Budget	
<b>REVENUE:</b>					<b>maintain same quarterly assessment for 5th straight year</b>
MAINTENANCE ASSESSMENTS	213,101.00	213,096.00	213,101.00		In 2019 we ran a deficit budget of \$8,100. For 2020 increases in Insurance costs, but surplus is over \$45K so recommend operating a \$16,470 deficit budget in 2020.
DEF.MNT/CAPITAL ASSESSMENTS	39,300.00	39,300.00	39,300.00		See Reserve Schedule - overall - no change
A/C CONTRACT ASSESSMENTS	3,597.00	3,597.00	3,815.00	218.00	For 2019 \$109/unit/yr. 33 units signed up for 2019. Crowther 33 units on program + rec room Per L Christopherson in 2020 35 units signed up + rec room
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)
<b>TOTAL REVENUE</b>	<b>\$260,682.00</b>	<b>\$260,677.00</b>	<b>\$260,900.00</b>	<b>\$218.00</b>	
<b>OPERATING EXPENSES:</b>					
ACCOUNTING SERVICE	6,640.00	6,640.00	7,000.00	360.00	In 2019 Collier Financial \$500/mo and \$640 for budget. For 2020 Collier Financial \$525/mo and \$700 for Budget, a \$360 increase or \$0.75/unit/mo
AIR CONDITIONER CONTRACT	3,706.00	2,861.25	3,924.00	218.00	In 2019 33 units plus Rec Room were in contract with Crowther \$109/each. Qtrly service but so far only billed for 2 services, est Nov service only. For 2020 - 35 units signed up for maint per L Christopherson + Rec Room
TAX RETURN PREPARATION	505.00	505.00	505.00		In 2019 CFI prepared tax return. For 2020 - no change in fee
CABLE TELEVISION	29,790.00	29,870.99	30,750.00	960.00	In 2019 Jan to May paid Summit \$2,244.04/mo. Effective 6/1/19 Summit Broadband cable/internet \$2,516.98/mo - a rate increase of 3%. Expect a similar increase in June 2020.
CONTINGENCY	5,000.00	150.00	2,000.00	-3,000.00	In 2019, \$150 for St Patty's Day party. In 2020 reduce contingency with healthy operating surplus
CUSTODIAL	22,560.00	22,558.92	23,240.00	680.00	In 2019 Ken Wittrock \$933.59/mo. and Juan Ruiz \$946.32/mo. For 2020, per BoD Pres a 3% increase for K Wittrock to \$961.60/mo and 3% increase for J Ruiz \$974.71/mo.
DIVISION FEES	160.00	160.00	160.00		State fees \$4 per unit.
ELECTRICITY	7,000.00	6,146.53	6,200.00	-800.00	For 2020 based on 2019 actual costs/projected actual; Lee County Electric notes no change in rates.
ELEVATOR MAINTENANCE	8,380.00	8,062.15	8,380.00		In 2019 Bureau of Elevator Safety \$150 for Certificate of Operation renewals (2 @ \$75/ea), CenturyLink avg \$108/mo, Thyssenkrupp Elevator - \$1,158.76/qtr for elevator maintenance, Kings III of America \$275.09/qtr for 2 emergency phones. For 2020 \$150 for elevator certificates, Centurylink \$110/month, Kings III with a 4% increase to \$286.09/qtr, Thyssenkrupp with a 3.3% increase \$1,196/qtr and \$980 for repairs. On 11/15/18 signed a 5 year contract with Thyssenkrupp: waived increase for 1st year and add 3.3% increase yearly.
FEDERAL TAXES	150.00	107.00	150.00		In 2019 filed 1120H for YE 2018 - Federal tax on other income, interest earned.
FIRE EQUIPMENT - INSPECTION	3,060.00	31.37	3,000.00	-60.00	In 2019 paid ABC Fire \$696.51 for annual fire extinguisher inspections & repairs/recharges; paid FL Fire Systems \$646.38 for Fire alarm inspection, \$85/qtrly inspections and \$761.48 for repairs and pullstation replacements. Total expense expected in 2019 \$2360 however Cintas refunded a \$2328 deposit for a 2016 cancelled project. For 2020, estimate \$800 for Annual inspections and \$85/qtr for the inspections plus \$2000 for repairs. FIVE YEAR Fire Sprinkler Test should be done next in 2023.
INSURANCE - FLOOD	29,000.00	28,120.00	30,370.00	1,370.00	In 2019 paid 2 Flood policies w/ Wright National Flood - Residential \$27,689 & Pool equipment/house \$431 a total of \$28,120. Both policies renewed 6/10/20. For 2020 Agent recommend budgeting a 8% increase.
INSURANCE	33,050.00	31,481.22	35,400.00	2,350.00	All policies renewed on 4/2/20 - Property/Wind \$24,367.70, D&O \$926, Liability \$3,699.52, Umbrella \$1,355, Crime \$489 and Worker's Comp \$644 - total \$31,481.22. For 2020 Agent recommends - 15% increase on property and 5% on GL, Crime and D&O policies; the Umbrella & W/C expected to be stable.

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UNITS - 40	ADOPTED	PROJECTED	PROPOSED	from 19 to	Notes
	BUDGET	ACTUAL	BUDGET	20 Budget	
LANDSCAPE RENOVATION PROJECT	5,000.00	5,000.00	5,000.00		As of 10/21/19 no expenses - for budgeting purposes expect funds to be spent before y/e.
LANDSCAPE & FERTILIZER	6,400.00	7,175.00	6,400.00		In 2019 Tempco Pest Control \$236 bi-monthly. Paid V Baca \$1310 for egg rock and \$1785 to trim hedges, blow out parking area, spray weeds and check irrigation (Jan-Aug) Estimate \$2000 for Mulch and \$225/mo Sep-Dec for V Baca Spray/Trim/Blow by year end. For 2020, no increase for Tempco \$236/bimo and \$225/mo for V Baca to trim/spray weeds, blow out parking area and check irrigation. Per Sandy budget should be the same in 2020.
LAWN MAINTENANCE CONTRACT	3,820.00	3,820.44	3,935.00	115.00	In 2019 Ken Wittrock \$318.37/mo for lawn service. For 2019 3% increase, \$327.92
PROFESSIONAL FEES	2,000.00	780.00	2,000.00		As of 10/25/19 no expenses. Estimate Townsend \$280 for insurance appraisal update; and \$500 other matters. For 2020, no change.
LICENSES/TAXES/FEES	200.00	74.25	200.00		Corporate Annual Report filing fee \$61.25 and Bank fee.
PROPERTY MANAGEMENT	6,300.00	6,113.12	6,255.00	-45.00	In 2019 - Ken Wittrock \$455.26/mo to manage projects for Board, plus estimate reimb to unit owner \$650 for electric use for Mgr to occupy unit in summer months. For 2020 -3% increase, \$468.92/mo and added contingency for electric use.
OTHER EXP: MISC/BK.CHRGS/ETC.	835.00	919.81	835.00		In 2019 paid \$45 for Safe Deposit Box; paid FL Health Dept \$125 for pool permit renewal; Estimate Casa Grande \$150 for water reimbursement and \$500 bonus for year end to Wittrock. For 2020, no change
OFFICE/POSTAGE/ADMIN.	2,400.00	1,797.28	2,400.00		In 2019 Collier Financial admin fees (copies, storage, faxes, envelopes, etc.) and Postage. For 2020 no change.
PEST and VERMIN CONTROL	1,740.00	1,740.00	1,740.00		In 2019 Tempco \$145/mo. For 2020, no change
POOL EQUIPMENT REPAIRS	1,300.00	0.00	1,300.00		As of 10/25/19 no expenses. For 2020 no change.
POOL SERVICE	3,540.00	3,420.00	3,720.00	180.00	In 2019 The Pool Shop \$285/mo for pool maintenance. For 2019, requested a \$10/mo increase but didn't change the billing. For 2020, request increase to \$310/mo, 8.8% increase.
REPAIRS-GENERAL MAINTENANCE	12,000.00	8,411.23	18,000.00	6,000.00	In 2019 paid Lint Out \$1386 for dryer vent cleaning (36 units) and 1 hose replaced; paid V Baca \$200 to remove pole from water; paid BB Locksmith \$265.75 to repair door push paddle; reimb Petty Cash \$672.07 for various projects; reimb L Christopherson \$199.25 for bulbs; reimb S Matava \$588.16 for umbrella; est. \$3,600 beachwalks, \$1500 by y/end. For 2020, Board approved project to extend stonger amperage to Docks & back pump house - \$32.4K - \$9K would be association expense, balance to be paid for with combination of boat slip reserves & special assessment to dock owners in 2020. Other 2020 budget plans: \$5K for front entry upgrades and \$4K for other general r&m
SUPPLIES	2,000.00	1,885.92	2,000.00		In 2019 supplies purchases from Sunshine Ace Hardware; reimb R Lovett \$259.87 for gas grill refills; Est \$300/mo add'l by year end. For 2020, no change.
TELEPHONE	1,512.00	1,594.25	1,622.00	110.00	In 2019 CenturyLink average \$132.43/mo. For 2020 estimate \$135/mo for CenturyLink
TRASH DISPOSAL	5,050.00	5,094.73	5,200.00	150.00	2019 - 1x/week for 6 months. 2x/week for 6 months. Plan for 2020 same. In 2019 Advanced Disposal fee increased on 10/1 by 3%.
WATER & SEWER	22,000.00	20,902.04	22,000.00		One meter for building (water & sewer charges) and one meter for irrigation (water only). According to Bonita Springs Utilities Website, no indication of a rate change for 2019. For 2020, based on 2019.
<b>TOTAL OPERATING EXPENSES</b>	<b>\$225,098.00</b>	<b>\$205,422.50</b>	<b>\$233,686.00</b>	<b>\$8,588.00</b>	
<b>DEFERRED MNT/CAPITAL-TRANSFERS</b>					
CAPITAL/DEFERRED/INTEREST	3,000.00	4,288.58	3,000.00		see Reserve schedule
POOL	3,302.00	3,302.00	3,302.00		see Reserve schedule
CARPORT	484.00	484.00	484.00		see Reserve schedule
DOCK (21 SLIPS - limited common)	4,200.00	4,200.00	4,200.00		see Reserve schedule - Docks replaced 2016 & 2017

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CASA BONITA ROYALE UNITS - 40	2019 ADOPTED BUDGET	2019 PROJECTED ACTUAL	2020 PROPOSED BUDGET	Changes from 19 to 20 Budget	Budget Notes
PAINT	7,222.00	7,222.00	7,222.00		see Reserve schedule
SPALLING REPAIRS	4,115.00	4,115.00	5,850.00	1,735.00	see Reserve schedule - increased funding after spending in late 2018
REPAVING	2,978.00	2,978.00	2,964.00	-14.00	see Reserve schedule
FLAT ROOF	7,994.00	7,994.00	7,994.00		see Reserve schedule
MANSARD ROOF	2,712.00	2,712.00	2,712.00		see Reserve schedule
ELEVATOR	5,085.00	5,085.00	5,346.00	261.00	see Reserve schedule
WALKWAYS	1,710.00	1,710.00	1,710.00		see Reserve schedule
EXTERIOR LIGHTING	1,511.00	1,511.00	0.00	-1,511.00	see Reserve schedule - fully funded
SEAWALL/ 1 COMMON BOAT SLIP	2,671.00	2,671.00	2,200.00	-471.00	see Reserve schedule - extended funding 1 additional year
<b>TOTAL DEF.MNT/CAP TRANSFERS</b>	<b>\$46,984.00</b>	<b>\$48,272.58</b>	<b>\$46,984.00</b>	<b>\$0.00</b>	
<b>TOTAL CONDOMINIUM EXPENSES</b>	<b>\$272,082.00</b>	<b>\$253,695.08</b>	<b>\$280,670.00</b>	<b>\$8,588.00</b>	
<b>OTHER INCOME:</b>					
APPLICATION FEES	300.00	800.00	300.00		conservative estimate w/ other income sources
INTEREST EARNED-DEF.MNT/CAP	3,000.00	4,288.58	3,000.00		conservative estimate w/ other income sources
<b>TOTAL OTHER INCOME</b>	<b>\$3,300.00</b>	<b>\$5,088.58</b>	<b>\$3,300.00</b>	<b>\$0.00</b>	
<b>NET INCOME(LOSS)</b>	<b>(\$8,100.00)</b>	<b>\$12,070.50</b>	<b>(\$16,470.00)</b>	<b>(\$8,370.00)</b>	operate a deficit budget again in 2020- keep the assessment the same
		<b>\$29,635.59</b>	12/31/18 Cumulative Gain		
		<b>\$41,706.09</b>	12/31/19 Projected Cum.Gain (1)		
<b>Assessment Calculation by Unit Type for 2020</b>					
		2020	2020	Assessment	%
<b>ASSESSMENTS: AGGREGATE</b>		<b>ANNUAL FEE</b>	<b>QTRLY FEE</b>	Change	Change
<b>12 UNITS -</b>	<b>80,869</b>	<b>\$6,739.00</b>	<b>\$1,684.75</b>	\$0.00	0.00%
<b>28 UNITS -</b>	<b>171,532</b>	<b>\$6,126.00</b>	<b>\$1,531.50</b>	\$0.00	0.00%
<b>1 BOAT SLIP OWNER</b>	<b>200</b>	<b>\$200.00</b>	<b>\$200.00</b>		
<b>Footnotes:</b>					
(1) Estimated 12/31/19 Cumulative gain will be approximately \$41,700					
(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, 2020 TO DEC.31, 2020**

UNITS - 40	DOCK		PAINT 2026	SPALLING	PAVEMENT	FLAT ROOF	MANSARD ROOF	ELEVATOR	WALKWAYS	EXTERIOR LIGHTING	SEAWALL & 1 BOAT SLIP	POOL
	BOAT SLIPS	CARPORIT										
REPLACEMENT COST *			\$65,000	\$68,000	\$48,000	\$160,000	\$80,000	\$95,000	\$50,000	\$20,000	\$54,400	\$40,500
LIFE			9	10	15	20	30	25	30	10	25	12
REMAINING LIFE(YEARS)			7	2	3	10	17	12	27	1	1	9
12/31/19 EST. BALANCE	\$9,680	\$3,469	\$14,444	\$56,300	\$39,107	\$80,065	\$33,893	\$30,183	\$3,832	\$20,000	\$52,200	\$10,782
AMOUNT TO FUND			\$50,556	\$11,700	\$8,893	\$79,936	\$46,107	\$64,817	\$46,168	\$0	\$2,200	\$29,718
YEAR 2020 FUNDING	\$4,200	\$484	\$7,222	\$5,850	\$2,964	\$7,994	\$2,712	\$5,346	\$1,710	\$0	\$2,200	\$3,302
MONTHLY PER UNIT-AVERAGE	BILLED SEPARATE		\$15.05	\$12.19	\$6.18	\$16.65	\$5.65	\$11.14	\$3.56	\$0.00	\$4.58	\$6.88
2020 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 \$14,255												
2019 projects from Reserves - \$5K-\$10K for Sundeck - to be charged against Spalling reserve (completed in 2018)												
and \$4-\$5K for elevator for interior refurb - charge against Elevator reserves per President												
2019 reserve expenditures: (as of 11/2/19)												
1/24/19 paid Juan Ruiz \$200 to replace 10 dock cleats/ parts				dock fund								
1/24/19 paid Juan Ruiz \$200 to build fish cleaning station table				dock fund								
2/11/19 paid Gulfside Elevator & Cab \$3800 to remodel 2 elevator cabs				elevator								
7/5/19 paid FL Dept of Env Protection \$153.07 2018 revenue												