

**ABACOA PROPERTY OWNERS ASSEMBLY, INC.**

**Operating Budget - 2012**

Adopt. Date - September 13, 2011

**Income**

	<b>Budget 2011</b>	<b>Budget 2012</b>
<b>Maintenance Assessments</b>	\$ 940,919	\$ 915,856
<b>Interest Income</b>	\$ 6,545	\$ 7,000
<b>Late Fees/Member Interest</b>	\$ 500	\$ 350
<b>Town of Jupiter Median Reimbursement</b>	\$ 184,588	\$ 184,588
<b>FPL Reimbursement</b>	\$ 17,558	\$ 17,558
<b>Water Reimb - CVS &amp; Fire Dept</b>	\$ 844	\$ 867
<b>WCI/Don Ross Village Median Reimbursement</b>	\$ 8,916	\$ 8,916
<b>Arch Review Fees</b>	\$ 3,500	\$ 2,500
<b>Website Income</b>	\$ 5,000	\$ 1,000
<b>Abacoa Business Directory</b>	\$ 15,000	\$ 15,000
<b>Estoppel Fees</b>	\$ 12,000	\$ 14,000
<b>Social Activities Income</b>	\$ 10,000	\$ 10,000
<b>Insurance Claim Reimbursement</b>	\$ 2,000	\$ 6,000
<b>Tsfr from Pr. Yr. Operating Surplus</b>	\$ 50,000	\$ 60,000
<b>Total Other Income</b>	\$ 316,451	\$ 327,779

**Total Income**

<b>\$ 1,257,370</b>	<b>\$ 1,243,635</b>
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**Expenses**

**Administrative expenses**

<b>Audit/Tax return</b>	\$ 6,300	\$ 6,300
<b>Property Management</b>	\$ 270,300	\$ 300,000
<b>Social Activities</b>	\$ 35,000	\$ 35,000
<b>Trolley</b>		\$ 9,000
<b>Membership Programs</b>	\$ 20,000	\$ 10,000
<b>Legal Services</b>	\$ 7,500	\$ 6,500
<b>Architects/Engineers</b>	\$ 1,250	\$ 5,000
<b>Abacoa Business Directory</b>	\$ 15,000	\$ 15,000
<b>Dues/Subscriptions</b>	\$ 600	\$ 600
<b>Office Supplies</b>	\$ 3,000	\$ 2,500
<b>Shipping/Postage</b>	\$ 500	\$ 500
<b>Filing Fees</b>	\$ 100	\$ 100
<b>Taxes/Licenses</b>	\$ 2,500	\$ 2,500
<b>Rent/Lease Office</b>	\$ 38,000	\$ 38,000
<b>Janitorial</b>	\$ 3,000	\$ 3,000

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	<b>Budget 2011</b>	<b>Budget 2012</b>
R&M - Bldg	\$ 6,000	\$ 5,000
R&M - Office Equip.	\$ 1,000	\$ 1,500
Office Equip. - Lease	\$ 3,040	\$ 2,800
Training/Education	\$ 2,000	\$ 2,000
CAM License	\$ 500	\$ 500
Insurance	\$ 33,500	\$ 34,500
Insurance - Workmens Comp	\$ 500	\$ 400
Recruiting & Hiring	\$ 500	\$ 500
Travel	\$ 1,500	\$ 1,500
Meeting Expense (BOD)	\$ 1,500	\$ 1,700
Meals /Functions	\$ 1,200	\$ 1,000
<b>Total Administrtive expenses</b>	<b>\$ 454,290</b>	<b>\$ 485,400</b>

**Communications Media Expenses**

Website Expense	\$ 8,000	\$ 8,000
Communications Newsletter Exp	\$ 8,000	\$ 7,000
Television Channel Expense	\$ 3,000	\$ 3,000
Computer Maintenance	\$ 3,000	\$ 4,000
Software	\$ 4,000	\$ 5,000
<b>Communications Media Expenses</b>	<b>\$ 26,000</b>	<b>\$ 27,000</b>

**Operational Expenses**

Landscape Maintenance	\$ 282,880	\$ 260,000
Accident Costs	\$ 5,000	\$ 7,500
Plant Replacement	\$ 30,000	\$ 20,000
Mulch	\$ 35,000	\$ 30,000
Tree Trimming	\$ 24,000	\$ 24,000
Trash Removal/Dump Fees (misc)	\$ 5,000	\$ 2,500
Pressure Cleaning	\$ 5,000	\$ 4,500
Annuals	\$ 33,000	\$ 33,000
Holiday Decorations	\$ 40,000	\$ 40,000
Signage	\$ 3,000	\$ 3,000
R&M - Light Fixtures	\$ 16,000	\$ 16,000
<b>Total Operational Expenses</b>	<b>\$ 478,880</b>	<b>\$ 440,500</b>

**Utilities**

Street Lighting	\$ 143,000	\$ 143,000
Electric - Office	\$ 1,500	\$ 1,200

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Electric - DR/Central East	\$ 4,200	3,500
Electric - DR/Central West	\$ 3,000	2,500
Electric - F Small/Military	\$ 1,000	1,000
Electric - DR/Parkside	\$ 2,500	2,200
Electric - Greenway/ICP	\$ 400	400
Office - Telephone	\$ 3,600	3,400
<b>Total Utilities</b>	<b>\$ 159,200</b>	<b>\$ 157,200</b>
<b>Irrigation</b>		
Irrigation Maintenance- Contract	\$ 58,800	\$ 58,800
Irrigation Maintenance- Labor & Material	\$ 27,000	\$ 20,000
IQ Electric Lines	\$ 1,200	\$ 1,000
IQ Phone Lines	\$ 6,000	\$ 5,000
IQ Water Delivery From Encon	\$ 41,000	\$ 44,235
Potable Water Jupiter Wellsite	\$ 5,000	\$ 4,500
<b>Total Irrigation</b>	<b>\$ 139,000</b>	<b>\$ 133,535</b>
<b>Contingency</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 1,257,370</b>	<b>\$ 1,243,635</b>
<b>Total Income</b>	<b>\$ 1,257,370</b>	<b>\$ 1,243,635</b>
<b>NET INCOME/(LOSS)</b>	<b>\$ -</b>	<b>\$ -</b>

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2012 Total \$ Assessment - Members	\$	915,856
2011 Total \$ Assessment - Members	\$	940,919

Decrease in Owner Assessments \$ 25,063

<b>% Reduction-Owner Assessments</b>	<b>2.66%</b>
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