

Jupiter River Park Condominium Association, Inc.
c/o 4H Association Management Company, Inc.
PO Box 1364, Jupiter FL 33468-1364
Phone: 561-262-8947/ Email: Chasson@4HAssociationManagement.com

November 15, 2024

Dear Unit Owners,

Attached is the approved 2025 Budget, a result of collaborative efforts from both the board members and our engaged community.

Our 2025 Annual Assessment is \$1,885. It has come to our attention that there was a data entry error on the proposed draft reviewed during the November 11th meeting. On the year-over-year fee comparison reference table (p.2), the 2024 fee was incorrectly recorded as \$1,297, when it should have been \$1,495. As a result, the actual increase in fees for 2025 is \$393.

Additionally, please note that we just received new General Ledger codes as part of our software transition, and I have updated the 2025 Budget data to reflect the new codes.

We extend our gratitude to the numerous volunteers that serve our community to help keep costs down. We'd especially like to acknowledge the Dockmaster who together with his committee, has diligently worked to generate mobile storage and boat slip rental income for us. The combined projected income from these sources has reduced your assessment by approximately \$679. Without this income, our annual assessment would have been approximately \$2,564. We also want to thank our President for his successful negotiations in securing a bulk cable and internet package for the community, saving most owners from having to pay higher retail rates for internet service.

We value your ongoing support, and any questions or concerns are welcome.

Respectfully submitted,

Dennis A. Curci

Dennis Curci, Treasurer
For and on behalf of the Board of Directors

Income/Expense Statement 2025 APPROVED BUDGET

Account	Responsibility	2024 Budget	2025 APPROVED Budget
Income			
4000 Operating Assessment Income	Board of Directors	198,464	250,659
4131 Boat Slips- Resident (Primary)	Board of Directors	49,200	49,200
4317 Boat Slips- Resident (Non-Primary)	Board of Directors	20,000	30,000
4315 Boat Slips- Non-Resident	Board of Directors	5,000	3,000
4030 Late Fees	Treasurer	200	100
4228 RV / Boat Storage (Primary)	Board of Directors	7,500	7,500
4318 RV / Boat Storage (Non-Primary)	Board of Directors	1,000	600
4040 Operating Interest Income	Treasurer	25	5
4122 Application Fee Income	Treasurer	480	600
4080 Miscellaneous Income	Treasurer	200	200
4070 Sales Tax Collection Allowance	Treasurer	100	100
7100 Interest Income-Reserves	Treasurer	8,795	11,955
4127 Prior Year Surplus	Board of Directors	7,316	11,266
TOTAL		298,280	365,185
Expenses			
General and Admin			
5001 Accounting Fees	Treasurer	7,912	8,451
5000 Management Fees	Treasurer	21,840	22,204
5040 Legal Fees	President	30,000	30,000
5348 Submerged Land Lease	Treasurer	8,791	5,436
5100 Insurance Expense	Treasurer	32,741	35,955
5808 Insurance Appraisal	Treasurer 2026,2029	-	-
5007 Office Expense	Secretary	3,000	3,500
5304 RV / Boat Storage Area	Waterfront Docks Storage	100	100
7410 Bureau of Condo	Treasurer	600	600
5662 Federal/FL Income Tax	Treasurer	2,500	3,780
5048 Other Taxes & Fees	Treasurer	600	600
TOTAL		108,084	110,627
Maintenance			
5510 Roads/Drains	Roads, Lights & Drains	2,500	2,500
5204 Grounds Maintenance	Grounds & Maintenance	12,600	13,230

Income/Expense Statement 2025 APPROVED BUDGET

Account	Responsibility	2024 Budget	2025 APPROVED Budget
5421 Clubhouse- Buildings	Clubhouse	5,000	5,500
5093 Shuffleboard Courts	Shuffleboard	200	200
5746 Docks	Waterfront Docks Storage	1,500	1,500
5337 Air Conditioner	Clubhouse	300	300
5267 Waterfront	Waterfront Docks Storage	10,000	10,000
5077 Clubhouse North Seawall	Waterfront Docks Storage	500	500
5656 Street Lights	Roads, Lights & Drains	2,500	2,500
5694 Laundry	Laundry	100	100
5212 Surveillance	Surveillance	5,000	5,000
TOTAL		40,200	41,331
Utilities			
5318 Electricity	Treasurer	5,200	4,700
5316 Water & Garbage	Treasurer	5,700	5,500
5317 Sewer	Roads, Lights & Drains	1,800	1,350
5305 Cable TV and Internet	Treasurer	80,000	142,186
5315 Internet Clubhouse	Treasurer	2,550	-
TOTAL		95,250	153,735
Reserve Contributions			
7100 Reserve Interest Income	Treasurer	8,795	11,955
7010 Pooled Reserve Assessment Income		45,952	47,536
TOTAL RESERVES		54,747	59,491

EQUITY APPLIED CALCULATIONS FOR #6420	
Prior Years Surplus	37,445
Net Equity	45,062
Equity Applied	11,266
Per Unit	84.70

PROPOSED Assessment <i>with Equity</i>	
UNIT ASSESSMENT	250,659
FEE PER UNIT	1,885
FEE PRIOR YEAR	1,492
INCREASE/DECREASE in DISCRETIONARY SPENDING	33.02%
OVERALL ANNUAL FEE INCREASE/DECREASE	\$ 393