

J&L Property Mgmt., Inc.
 APPLEWOOD VILLAGE CONDOMINIUM ASSOC., INC.

 APPROVED BUDGET
 JAN 1 TO DEC 31, 2020

INCOME	MONTHLY	QUARTERLY	APPROVED YEARLY	PREVIOUS YEAR
APPLEWOOD VLLA	\$6,779.23	\$20,337.69	\$81,350.77	\$81,035.08
APPLEWOOD VLLB	\$6,779.23	\$20,337.69	\$81,350.77	\$81,035.08
APPLEWOOD VLLC	\$12,428.59	\$37,285.77	\$149,143.08	\$148,564.31
APPLEWOOD VLLD	\$18,077.95	\$54,233.85	\$216,935.38	\$216,093.54
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$44,065.00	\$132,195.00	\$528,780.00	\$526,728.00
EXPENSES				
Administrative Expenses:				
Management	\$1,443.00	\$4,329.00	\$17,316.00	\$17,316.00
Administration	\$300.00	\$900.00	\$3,600.00	\$3,000.00
Telephone	\$162.00	\$486.00	\$1,944.00	\$1,740.00
Legal Fee	\$650.00	\$1,950.00	\$7,800.00	\$9,000.00
Website Monitoring	\$40.00	\$120.00	\$480.00	\$480.00
Gratuities	\$46.00	\$138.00	\$552.00	\$552.00
Accounting	\$180.00	\$540.00	\$2,160.00	\$2,160.00
Sub-Total	\$2,821.00	\$8,463.00	\$33,852.00	\$34,248.00
Operating Expenses:				
Pest Control/Fert.	\$1,482.00	\$4,446.00	\$17,784.00	\$17,784.00
Irrigation	\$700.00	\$2,100.00	\$8,400.00	\$8,400.00
Electric	\$800.00	\$2,400.00	\$9,600.00	\$9,600.00
Water & Sewer	\$175.00	\$525.00	\$2,100.00	\$2,100.00
Cable T.V.	\$7,240.00	\$21,720.00	\$86,880.00	\$83,616.00
Pool Service	\$560.00	\$1,680.00	\$6,720.00	\$6,720.00
Trash Removal	\$1,900.00	\$5,700.00	\$22,800.00	\$22,800.00
Lawn Care Service	\$2,400.00	\$7,200.00	\$28,800.00	\$28,800.00
Parking Security	\$125.00	\$375.00	\$1,500.00	\$1,500.00
Maintenance Man	\$3,449.00	\$10,347.00	\$41,388.00	\$41,388.00
Sub-Total	\$18,831.00	\$56,493.00	\$225,972.00	\$222,708.00
Repairs/Maintenance				
Tree Trimming	\$735.00	\$2,205.00	\$8,820.00	\$8,820.00
Pool Repair	\$150.00	\$450.00	\$1,800.00	\$1,800.00
Landscaping/Sod	\$1,200.00	\$3,600.00	\$14,400.00	\$14,400.00
Misc. R. & M	\$2,250.00	\$6,750.00	\$27,000.00	\$27,000.00
Backflow Meters	\$35.00	\$105.00	\$420.00	\$420.00
Pressure Cleaning	\$135.00	\$405.00	\$1,620.00	\$1,620.00
Roof Maintenance	\$750.00	\$2,250.00	\$9,000.00	\$12,996.00
Irrigation Repairs	\$150.00	\$450.00	\$1,800.00	\$1,800.00
Roof Gutter Cleaning	\$459.00	\$1,377.00	\$5,508.00	\$0.00
Duster Fund	\$400.00	\$1,200.00	\$4,800.00	\$4,992.00
Golf Cart	\$90.00	\$270.00	\$1,080.00	\$1,080.00
Sub-Total	\$6,354.00	\$19,062.00	\$76,248.00	\$74,928.00
Taxes & Insurance				
Fed. State City Fees	\$100.00	\$300.00	\$1,200.00	\$1,200.00
Property & Liab. D.L.	\$15,001.00	\$45,003.00	\$180,012.00	\$180,012.00
Sub-Total	\$15,101.00	\$45,303.00	\$181,212.00	\$181,212.00
Reserves				
Remoing Clubhse	\$56.00	\$168.00	\$672.00	\$696.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00
Resurfacing	\$691.00	\$2,073.00	\$8,292.00	\$6,528.00
Seaboating	\$11.00	\$33.00	\$132.00	\$4,008.00
Marking	\$0.00	\$0.00	\$0.00	\$0.00
Door Replacement/Rep.	\$200.00	\$600.00	\$2,400.00	\$2,400.00
Pool Pump Heater	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	\$958.00	\$2,874.00	\$11,496.00	\$13,632.00
Monthly Total Expenses		\$44,065.00	YEARLY	\$528,780.00
Monthly Total Income		\$44,065.00	YEARLY	\$528,780.00
Quarterly Expenses =		\$132,195.00		

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
ROOFING	20 YEARS	\$15,590.00	\$11,603.00	6 years	\$672.00
PANTING	7 YEARS	\$3,000.00	\$3,051.00	0 years	\$0.00
RESURFACING	20 YEARS	\$130,000.00	\$55,383.00	9 years	\$8,292.00
SEALCOATING	5 YEARS	\$20,000.00	\$19,467.00	4 years	\$132.00
MARCIING	10 YEARS	\$6,250.00	\$6,634.00	0 years	\$0.00
POOLPUMPH	6 YEARS	\$6,400.00	\$7,408.00	0 years	\$0.00