

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

 APPROVED BUDGET
 JAN 1 TO DEC 31, 2023

INCOME	MONTHLY	QUARTERLY	APPROVED YEARLY	PREVIOUS YEAR
APPLEWOOD VLLA	\$8,262.31	\$24,786.92	\$99,147.69	\$86,086.15
APPLEWOOD VLLB	\$8,262.31	\$24,786.92	\$99,147.69	\$86,086.15
APPLEWOOD VLLC	\$15,147.56	\$45,442.69	\$181,770.77	\$157,824.62
APPLEWOOD VLLD	\$22,032.82	\$66,098.46	\$264,393.85	\$229,563.08
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$53,705.00	\$161,115.00	\$644,460.00	\$559,560.00
EXPENSES				
Administrative Expenses:				
Management	\$1,638.00	\$4,914.00	\$19,656.00	\$18,720.00
Administration	\$250.00	\$750.00	\$3,000.00	\$4,200.00
Telephone	\$176.00	\$528.00	\$2,112.00	\$1,944.00
Legal Fee	\$325.00	\$975.00	\$3,900.00	\$4,980.00
Website Monitoring	\$45.00	\$135.00	\$540.00	\$480.00
Utilities	\$46.00	\$138.00	\$552.00	\$552.00
Accounting	\$185.00	\$555.00	\$2,220.00	\$2,160.00
Sub-Total	\$2,665.00	\$7,995.00	\$31,980.00	\$33,036.00
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	\$700.00	\$2,100.00	\$8,400.00	\$9,600.00
Water & Sewer	\$175.00	\$525.00	\$2,100.00	\$2,100.00
Cable TV	\$8,500.00	\$25,500.00	\$102,000.00	\$94,800.00
Pool Service	\$585.00	\$1,755.00	\$7,020.00	\$6,720.00
Trash Removal	\$2,000.00	\$6,000.00	\$24,000.00	\$24,000.00
Lawn Care Service	\$3,600.00	\$10,800.00	\$43,200.00	\$28,800.00
Parking Security	\$125.00	\$375.00	\$1,500.00	\$1,500.00
Maintenance Man	\$3,975.00	\$11,925.00	\$47,700.00	\$43,200.00
Sub-Total	\$21,842.00	\$65,526.00	\$262,104.00	\$236,904.00
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	\$966.00	\$2,898.00	\$11,592.00	\$11,592.00
Misc. R. & M	\$1,800.00	\$5,400.00	\$21,600.00	\$21,600.00
Backflow Meters	\$65.00	\$195.00	\$780.00	\$420.00
Pressure Cleaning	\$135.00	\$405.00	\$1,620.00	\$1,620.00
Roof Maintenance	\$750.00	\$2,250.00	\$9,000.00	\$9,000.00
Irrigation Repairs	\$150.00	\$450.00	\$1,800.00	\$1,800.00
Gutter Cleaning	\$484.00	\$1,452.00	\$5,808.00	\$5,508.00
Duster Fund	\$400.00	\$1,200.00	\$4,800.00	\$4,800.00
Golf Cart	\$90.00	\$270.00	\$1,080.00	\$1,080.00
Sub-Total	\$5,725.00	\$17,175.00	\$68,700.00	\$68,040.00
Taxes & Insurance				
Fed. State/ City Fees	\$100.00	\$300.00	\$1,200.00	\$1,200.00
Property & Liab. Dkr.	\$21,353.00	\$64,059.00	\$256,236.00	\$204,996.00
Sub-Total	\$21,453.00	\$64,359.00	\$257,436.00	\$206,196.00
Reserves				
Resurfacing Clubhouse	\$25.00	\$75.00	\$300.00	\$300.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00
Resurfacing	\$1,366.00	\$4,098.00	\$16,392.00	\$8,184.00
Sealcoating	\$0.00	\$0.00	\$0.00	\$3,996.00
Marceting	\$387.00	\$1,161.00	\$4,644.00	\$0.00
Door Replacement/Rep.	\$200.00	\$600.00	\$2,400.00	\$2,400.00
Pool Pump Heater	\$42.00	\$126.00	\$504.00	\$504.00
Sub-Total	\$2,020.00	\$6,060.00	\$24,240.00	\$15,384.00
Monthly Total Expenses		\$53,705.00	YEARLY	\$644,460.00
Monthly Total Income		\$53,705.00	YEARLY	\$644,460.00
Quarterly Expenses =		\$161,115.00		

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	20 YEARS	\$15,590.00	\$14,723.00	3 years	\$300.00
PAINING	7 YEARS	\$3,000.00	\$3,053.00	0 years	\$0.00
RESURFACING	20 YEARS	\$160,000.00	\$61,658.00	6 years	\$16,392.00
SEALCOATING	5 YEARS	\$27,000.00	\$27,857.00	3 years	\$0.00
MARCTING	10 YEARS	\$16,000.00	\$6,722.00	2 years	\$4,644.00
POOLPUMPHHT	6 YEARS	\$6,000.00	\$4,054.00	4 years	\$504.00