

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

APPROVED BUDGET
 JAN 1 TO DEC 31, 2022

INCOME	MONTHLY	QUARTERLY	APPROVED YEARLY	PREVIOUS YEAR
APPLEWOOD VILLA	\$7,173.85	\$21,521.54	\$86,086.15	\$81,245.54
APPLEWOOD VILLB	\$7,173.85	\$21,521.54	\$86,086.15	\$81,245.54
APPLEWOOD VILLC	\$13,152.05	\$39,456.15	\$157,824.62	\$148,950.15
APPLEWOOD VILLD	\$19,130.26	\$57,390.77	\$229,563.08	\$216,654.77
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$46,630.00	\$139,890.00	\$559,560.00	\$528,096.00
EXPENSES				
Administrative Expenses:				
Management	\$1,560.00	\$4,680.00	\$18,720.00	\$17,784.00
Administration	\$350.00	\$1,050.00	\$4,200.00	\$3,600.00
Telephone	\$162.00	\$486.00	\$1,944.00	\$1,944.00
Legal Fee	\$415.00	\$1,245.00	\$4,980.00	\$4,980.00
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	\$2,753.00	\$8,259.00	\$33,036.00	\$31,500.00
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.	\$7,900.00	\$23,700.00	\$94,800.00	\$91,200.00
Pool Service	\$560.00	\$1,680.00	\$6,720.00	\$6,720.00
Trash Removal	\$2,000.00	\$6,000.00	\$24,000.00	\$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	\$3,600.00	\$10,800.00	\$43,200.00	\$41,388.00
Sub-Total	\$19,742.00	\$59,226.00	\$236,904.00	\$230,292.00
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	\$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	\$9,000.00
Irrigation Repairs	\$150.00	\$450.00	\$1,800.00	\$1,800.00
Roof Gutter Cleaning	\$459.00	\$1,377.00	\$5,508.00	\$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	\$5,670.00	\$17,010.00	\$68,040.00	\$68,040.00
Taxes & Insurance				
Fed/State/City Fees	\$100.00	\$300.00	\$1,200.00	\$1,200.00
Property & Liab/Dir.	\$17,083.00	\$51,249.00	\$204,996.00	\$180,012.00
Sub-Total	\$17,183.00	\$51,549.00	\$206,196.00	\$181,212.00
Reserves				
Removing Clubhouse	\$25.00	\$75.00	\$300.00	\$1,968.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00
Resurfacing	\$682.00	\$2,046.00	\$8,184.00	\$8,184.00
Sealcoating	\$333.00	\$999.00	\$3,996.00	\$3,996.00
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	\$42.00	\$126.00	\$504.00	\$504.00
Sub-Total	\$1,282.00	\$3,846.00	\$15,384.00	\$17,052.00
Monthly Total Expenses		\$46,630.00	YEARLY	\$559,560.00
Monthly Total Income		\$46,630.00	YEARLY	\$559,560.00
Quarterly Expenses =		\$139,890.00		

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	20 YEARS	\$15,590.00	\$14,422.00	4 years	\$300.00
PAINING	7 YEARS	\$3,000.00	\$3,051.00	0 years	\$0.00
RESURFACING	20 YEARS	\$130,000.00	\$64,562.00	7 years	\$8,184.00
SEALCOATING	5 YEARS	\$20,000.00	\$0.00	4 years	\$3,996.00
MARKING	10 YEARS	\$6,250.00	\$6,722.00	0 years	\$0.00
POOLPUMP/HT	6 YEARS	\$6,000.00	\$3,046.00	5 years	\$504.00