

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

\*\*\*\*\*  
 APPROVED BUDGET  
 JAN 1 TO DEC 31, 2021  
 \*\*\*\*\*

INCOME	MONTHLY	QUARTERLY	APPROVED YEARLY	PREVIOUS YEAR
APPLEWOOD VLLA	\$6,770.46	\$20,311.38	\$81,245.54	\$81,350.77
APPLEWOOD VLLB	\$6,770.46	\$20,311.38	\$81,245.54	\$81,350.77
APPLEWOOD VLLC	\$12,412.51	\$37,237.54	\$148,950.15	\$149,143.08
APPLEWOOD VLLD	\$18,054.56	\$54,163.69	\$216,654.77	\$216,935.38
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	<u>\$44,008.00</u>	<u>\$132,024.00</u>	<u>\$528,096.00</u>	<u>\$528,780.00</u>
<b>EXPENSES</b>				
<b>Administrative Expenses:</b>				
Management	\$1,482.00	\$4,446.00	\$17,784.00	\$17,316.00
Administration	\$300.00	\$900.00	\$3,600.00	\$3,600.00
Telephone	\$162.00	\$486.00	\$1,944.00	\$1,944.00
Legal Fee	\$415.00	\$1,245.00	\$4,980.00	\$7,800.00
Website Monitoring	\$40.00	\$120.00	\$480.00	\$480.00
Utilities	\$46.00	\$138.00	\$552.00	\$552.00
Accounting	\$180.00	\$540.00	\$2,160.00	\$2,160.00
Sub-Total	<u>\$2,625.00</u>	<u>\$7,875.00</u>	<u>\$31,500.00</u>	<u>\$33,852.00</u>
<b>Operating Expenses:</b>				
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.	\$7,600.00	\$22,800.00	\$91,200.00	\$86,880.00
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	<u>\$19,191.00</u>	<u>\$57,573.00</u>	<u>\$230,292.00</u>	<u>\$225,972.00</u>
<b>Repairs/Maintenance</b>				
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	\$14,400.00
Misc. R. & M	\$1,800.00	\$5,400.00	\$21,600.00	\$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	\$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	<u>\$5,670.00</u>	<u>\$17,010.00</u>	<u>\$68,040.00</u>	<u>\$76,248.00</u>
<b>Taxes &amp; Insurance</b>				
Fed. State, City Fees	\$100.00	\$300.00	\$1,200.00	\$1,200.00
Property & Liab. Dkt.	\$15,001.00	\$45,003.00	\$180,012.00	\$180,012.00
Sub-Total	<u>\$15,101.00</u>	<u>\$45,303.00</u>	<u>\$181,212.00</u>	<u>\$181,212.00</u>
<b>Reserves</b>				
Resurfacing Clubhouse	\$164.00	\$492.00	\$1,968.00	\$672.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00
Resurfacing	\$682.00	\$2,046.00	\$8,184.00	\$8,292.00
Sealcoating	\$333.00	\$999.00	\$3,996.00	\$132.00
Marceting	\$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	\$0.00
Sub-Total	<u>\$1,421.00</u>	<u>\$4,263.00</u>	<u>\$17,052.00</u>	<u>\$11,496.00</u>
Monthly Total Expenses		\$44,008.00	YEARLY	\$528,096.00
Monthly Total Income		\$44,008.00	YEARLY	\$528,096.00
Quarterly Expenses =		\$132,024.00		

RESERVE CALCULATIONS  
 \*\*\*\*\*

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	20 YEARS	\$15,590.00	\$5,756.00	5 years	\$1,968.00
PAINING	7 YEARS	\$3,000.00	\$3,051.00	0 years	\$0.00
RESURFACING	20 YEARS	\$130,000.00	\$64,562.00	8 years	\$8,184.00
SEALCOATING	5 YEARS	\$20,000.00	\$0.00	5 years	\$3,996.00
MARCTING	10 YEARS	\$6,250.00	\$6,722.00	0 years	\$0.00
POOLPUMPHHT	6 YEARS	\$6,000.00	\$3,046.00	6 years	\$504.00