

J & L Property Mgmt., Inc.
WINDING LAKES AT WELLEY HOMEOWNERS ASSOC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2020

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
Winding Lake I	\$4,534.21	\$54,410.55	\$52,994.18
Winding Lake II	\$6,045.62	\$72,547.40	\$70,658.90
Winding Lake III	\$7,557.02	\$90,684.25	\$88,323.63
Winding Lake IV	\$18,136.85	\$217,642.20	\$211,976.70
Miscellaneous	\$0.00	\$0.00	\$0.00
Total Income	\$36,273.70	\$435,284.40	\$423,953.40
EXPENSES			
Administrative Expenses:			
Management	\$1,824.00	\$21,888.00	\$21,888.00
Office Expense	\$138.00	\$1,656.00	\$1,656.00
Maint.Coupons	\$85.00	\$1,020.00	\$1,020.00
Joint Use	\$1,803.70	\$21,644.40	\$20,945.40
Accounting	\$30.00	\$360.00	\$360.00
Sub-Total	\$3,880.70	\$46,568.40	\$45,869.40
Operating Expenses:			
Pest/Rat Control	\$500.00	\$6,000.00	\$6,000.00
Electric	\$675.00	\$8,100.00	\$9,000.00
Water & Sewer	\$0.00	\$0.00	\$8,640.00
Cable T.V.	\$9,300.00	\$111,600.00	\$107,328.00
Trash Removal	\$3,700.00	\$44,400.00	\$43,200.00
LawnCare/Fert.	\$2,100.00	\$25,200.00	\$25,200.00
Irrigation Service	\$150.00	\$1,800.00	\$1,800.00
Parking Security	\$125.00	\$1,500.00	\$6,000.00
Pressure Cleaning	\$525.00	\$6,300.00	\$0.00
Maint. Service	\$2,050.00	\$24,600.00	\$24,600.00
Sub-Total	\$19,125.00	\$229,500.00	\$227,268.00
Repairs/ Maintenance			
Irrigation Repair	\$247.00	\$2,964.00	\$2,964.00
Tree Trimming	\$250.00	\$3,000.00	\$4,800.00
Landscaping	\$400.00	\$4,800.00	\$4,800.00
Misc./Storm Damage	\$100.00	\$1,200.00	\$1,200.00
Gutter Clean out	\$0.00	\$0.00	\$4,800.00
Dryer Vents	\$400.00	\$4,800.00	\$4,800.00
Sub-Total	\$1,397.00	\$16,764.00	\$23,364.00
Taxes & Insurance			
Fed/State/City Fees	\$6.00	\$72.00	\$72.00
Property & Liab/Dir.	\$11,250.00	\$135,000.00	\$120,000.00
Sub-Total	\$11,256.00	\$135,072.00	\$120,072.00
Reserves			
General Reserves	\$0.00	\$0.00	\$0.00
Paving/Sealcoating	\$615.00	\$7,380.00	\$7,380.00
Sub-Total	\$615.00	\$7,380.00	\$7,380.00
Month Total Expenses	\$36,273.70	YEARLY	\$435,284.40
Month Total Income	\$36,273.70	YEARLY	\$435,284.40

RESERVE CALCULATIONS

Type	Life	Replacement	Current	Remaining	Yearly
Reserve	Expectancy	Cost	Fund	Life	Funding
PAVING	20 YEARS	\$150,000.00	\$32,363.00	16 years	\$7,380.00
GENERAL		\$50,000.00	\$31,211.00	VARIES	\$0.00