

J & L Property Mgmt., Inc.
WINDING LAKES II
AT WELLEBY CONDOMINIUM ASSOCIATION, INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2020

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
Maintenance Fee	7,232.02	86,784.24	86,785.68
Interest Inc.	0.00	0.00	0.00
Screening Fees	0.00	0.00	0.00
Total Income	7,232.02	86,784.24	86,785.68
<u>EXPENSES</u>			
Administrative Expenses:			
Office Expense	32.00	384.00	384.00
Legal Fees	110.00	1,320.00	1,320.00
H.O.A. es	6,045.62	72,547.44	70,658.88
Accounting	45.00	540.00	540.00
Sub-Total	6,232.62	74,791.44	72,902.88
Repairs/ Maintenance			
Non-Reserve Roof Rep	200.00	2,400.00	2,742.00
Miscellaneous	135.40	1,624.80	2,092.80
Sub-Total	335.40	4,024.80	4,834.80
Taxes & Insurance			
Fed/State/City Fees	35.00	420.00	420.00
Bureau Of Condo.	32.00	384.00	384.00
Storm Damage	74.00	888.00	888.00
Property & Liab/Dir.	0.00	0.00	0.00
Sub-Total	141.00	1,692.00	1,692.00
Reserves			
Reroofing	400.00	4,800.00	5,880.00
Painting	123.00	1,476.00	1,476.00
Sub-Total	523.00	6,276.00	7,356.00
Monthl Total Expenses	7,232.02	YEARLY	86,784.24
Monthl Total Income	7,232.02	YEARLY	86,784.24

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacemer Cost	Current Fund	Remaining Life	Yearly Funding
REROOFING	12 YEARS	133,560.00	168,762.00	0 years	4,800.00
PAINTING	7 YEARS	18,000.00	9,190.00	6 years	1,476.00
MONTHLY MAINTENANCE FEES WITH RESERVES =					226.00