

J & L Property Mgmt., Inc.  
WINDING LAKES II  
AT WELLEBY CONDOMINIUM ASSOCIATION, INC.  
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APPROVED BUDGET  
JAN.1 TO DEC.31, 2023  
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INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
Maintenance Fee	9,152.07	109,824.84	89,472.00
Interest Inc.	0.00	0.00	0.00
Screening Fees	0.00	0.00	0.00
Total Income	9,152.07	109,824.84	89,472.00
<u>EXPENSES</u>			
Administrative Expenses:			
Office Expense	40.00	480.00	384.00
Legal Fees	110.00	1,320.00	1,320.00
H.O.A. Dueses	8,261.32	99,135.84	80,613.00
Accounting	32.00	384.00	540.00
Sub-Total	8,443.32	101,319.84	82,857.00
Repairs/ Maintenance			
Non-Reserve Roof Rep.	0.00	0.00	0.00
Miscellaneous	239.75	2,877.00	2,583.00
Sub-Total	239.75	2,877.00	2,583.00
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
Sub-Total	141.00	1,692.00	1,692.00
Reserves			
Reroofing	206.00	2,472.00	900.00
Painting	122.00	1,464.00	1,440.00
Sub-Total	328.00	3,936.00	2,340.00
Monthly Total Expenses	9,152.07	YEARLY	109,824.84
Monthly Total Income	9,152.07	YEARLY	109,824.84

RESERVE CALCULATIONS  
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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Yearly Funding
REROOFING	25 YEARS	130,000.00	78,182.00	21 years	2,472.00
PAINTING	7 YEARS	18,000.00	13,596.00	3 years	1,464.00
MONTHLY MAINTENANCE FEES WITH RESERVES =					286.00