

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

APPROVED BUDGET
JAN.1 TO DEC.31, 2023

<u>INCOME</u>	<u>MONTHLY</u>	<u>APPROVED YEARLY</u>	<u>PREVIOUS YEAR</u>
Winding Lake I	\$6,195.99	\$74,351.84	\$60,459.75
Winding Lake II	\$8,261.32	\$99,135.78	\$80,613.00
Winding Lake III	\$10,326.64	\$123,919.73	\$100,766.25
Winding Lake IV	\$24,783.95	\$297,407.34	\$241,839.00
Miscellaneous	\$0.00	\$0.00	\$0.00
Total Income	\$49,567.89	\$594,814.68	\$483,678.00
<u>EXPENSES</u>			
Administrative Expenses:			
Management	\$1,920.00	\$23,040.00	\$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	\$1,786.39	\$21,436.68	\$20,160.00
Accounting	\$59.00	\$708.00	\$360.00
Sub-Total	\$3,988.39	\$47,860.68	\$45,084.00
Operating Expenses:			
Pest/Rat Control	\$580.00	\$6,960.00	\$6,000.00
Electric	\$675.00	\$8,100.00	\$8,100.00
Cable T.V.	\$10,735.00	\$128,820.00	\$116,604.00
Trash Removal	\$4,365.00	\$52,380.00	\$52,380.00
LawnCare/Fert.	\$3,062.50	\$36,750.00	\$26,910.00
Irrigation Service	\$340.00	\$4,080.00	\$1,800.00
Parking Security	\$125.00	\$1,500.00	\$1,500.00
Pressure Cleaning	\$1,000.00	\$12,000.00	\$6,300.00
Maint. Service	\$2,050.00	\$24,600.00	\$24,600.00
Sub-Total	\$22,932.50	\$275,190.00	\$244,194.00
Repairs/ Maintenance			
Irrigation Repair	\$300.00	\$3,600.00	\$2,388.00
Tree Trimming	\$250.00	\$3,000.00	\$3,000.00
Landscaping	\$400.00	\$4,800.00	\$4,800.00
Misc./Storm Damage	\$300.00	\$3,600.00	\$1,200.00
Dryer Vents	\$455.00	\$5,460.00	\$4,800.00
Sub-Total	\$1,705.00	\$20,460.00	\$16,188.00
Taxes & Insurance			
Fed/State/City Fees	\$6.00	\$72.00	\$72.00
Property & Liab/Dir.	\$20,299.00	\$243,588.00	\$170,520.00
Sub-Total	\$20,305.00	\$243,660.00	\$170,592.00
Reserves			
General Reserves	\$0.00	\$0.00	\$0.00
Paving/Sealcoating	\$637.00	\$7,644.00	\$7,620.00
Sub-Total	\$637.00	\$7,644.00	\$7,620.00
Monthl Total Expenses	\$49,567.89	YEARLY	\$594,814.68
Monthl Total Income	\$49,567.89	YEARLY	\$594,814.68

RESERVE CALCULATIONS

<u>Type</u>	<u>Life</u>	<u>Replacement</u>	<u>Current</u>	<u>Remaining</u>	<u>Yearly</u>
<u>Reserve</u>	<u>Expectancy</u>	<u>Cost</u>	<u>Fund</u>	<u>Life</u>	<u>Funding</u>
PAVING	25 YEARS	\$200,000.00	\$54,691.00	19 years	\$7,644.00
GENERAL		\$50,000.00	\$23,239.00	VARIES	\$0.00